

ROANOKE CITY COUNCIL REGULAR SESSION

JANUARY 18, 2005 2:00 P.M.

CITY COUNCIL CHAMBER

AGENDA

1. Call to Order--Roll Call.

The Invocation will be delivered by Vice-Mayor Beverly T. Fitzpatrick, Jr.

The Pledge of Allegiance to the Flag of the United States of America will be led by Mayor C. Nelson Harris.

Welcome. Mayor Harris.

NOTICE:

Today's Council meeting will be replayed on Channel 3 on Thursday, January 20, 2005, at 7:00 p.m., and Saturday, January 22, 2005, at 4:00 p.m. Council meetings are offered with closed captioning for the hearing impaired.

ANNOUNCEMENTS:

THE PUBLIC IS ADVISED THAT MEMBERS OF COUNCIL RECEIVE THE CITY COUNCIL AGENDA AND RELATED COMMUNICATIONS, REPORTS, ORDINANCES AND RESOLUTIONS, ETC., ON THE THURSDAY PRIOR TO THE COUNCIL MEETING TO PROVIDE SUFFICIENT TIME FOR REVIEW OF INFORMATION. CITIZENS WHO ARE INTERESTED IN OBTAINING A COPY OF ANY ITEM LISTED ON THE AGENDA MAY CONTACT THE CITY CLERK'S OFFICE, ROOM 456, NOEL C. TAYLOR MUNICIPAL BUILDING, 215 CHURCH AVENUE, S. W., OR CALL 853–2541.

THE CITY CLERK'S OFFICE PROVIDES THE MAJORITY OF THE CITY COUNCIL AGENDA ON THE INTERNET FOR VIEWING AND RESEARCH PURPOSES. TO ACCESS AGENDA MATERIAL, GO TO THE CITY'S HOMEPAGE AT WWW.ROANOKEVA.GOV, CLICK ON THE ROANOKE CITY COUNCIL ICON, CLICK ON MEETINGS AND AGENDAS, AND DOWNLOAD THE ADOBE ACROBAT SOFTWARE TO ACCESS THE AGENDA.

ALL PERSONS WISHING TO ADDRESS COUNCIL ARE REQUESTED TO REGISTER WITH THE STAFF ASSISTANT WHO IS LOCATED AT THE ENTRANCE TO THE COUNCIL CHAMBER. ON THE SAME AGENDA ITEM, ONE TO FOUR SPEAKERS WILL BE ALLOTTED FIVE MINUTES EACH, HOWEVER, IF THERE ARE MORE THAN FOUR SPEAKERS, EACH SPEAKER WILL BE ALLOTTED THREE MINUTES.

ANY PERSON WHO IS INTERESTED IN SERVING ON A CITY COUNCIL APPOINTED AUTHORITY, BOARD, COMMISSION OR COMMITTEE IS REQUESTED TO CONTACT THE CITY CLERK'S OFFICE AT 853–2541, OR ACCESS THE CITY'S HOMEPAGE AT www.roanokeva.gov, TO OBTAIN AN APPLICATION.

2. PRESENTATIONS AND ACKNOWLEDGEMENTS:

Shining Star Award.

3. CONSENT AGENDA

ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE MEMBERS OF CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THE ITEMS. IF DISCUSSION IS DESIRED, THE ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

C-1 Minutes of the regular meeting of Council held on Monday, November 15, 2004.

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RECOMMENDED ACTION:

Dispense with the reading of the minutes and

approve as recorded.

C-2 A communication from Mayor C. Nelson Harris requesting that Council convene in a Closed Meeting to discuss vacancies on certain authorities, boards, commissions and committees appointed by Council, pursuant to Section 2.2-3711 (A)(1), Code of Virginia (1950), as amended.

P 40

RECOMMENDED ACTION:

Concur in the request.

C-3 A communication from Council Member Alfred T. Dowe, Jr., Chair, City Council Personnel Committee, requesting that Council convene in a Closed Meeting to discuss the mid-year performance of two Council-Appointed Officers, pursuant to Section 2.2-3711 (A)(1), Code of Virginia (1950), as amended.

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RECOMMENDED ACTION:

Concur in the request.

C-4 A communication from the City Manager requesting that Council convene in a Closed Meeting to discuss disposition of publicly-owned property, where discussion in open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2.2-3711 (A)(3), Code of Virginia (1950), as amended.

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RECOMMENDED ACTION:

Concur in the request.

C-5 Qualification of the following persons:

Harry F. Collins, Sr., as a member of the Local Board of Building Code Appeals, for a term ending September 30, 2009;

Kermit E. Hale and Benjamin S. Motley as members of the Board of Zoning Appeals, for terms ending December 31, 2007;

Gwendolyn W. Mason as a member of the Parks and Recreation Advisory Board, for a term ending March 31, 2007;

Paula L. Prince and Richard A. Rife as members of the City Planning Commission, for a terms ending December 31, 2008; and

Daniel E. Wooldridge as a member of the Roanoke Civic Center Commission, for a term ending September 30, 2007.

RECOMMENDED ACTION:

Receive and file.

REGULAR AGENDA

4. PUBLIC HEARINGS: NONE.

5. PETITIONS AND COMMUNICATIONS:

a. Request of the Conflict Resolution Center to report on the Community Solutions program. William D. Elliot, President, Spokesperson. (Sponsored by Vice-Mayor Fitzpatrick and Council Member Cutler.)

P 43

b. Request of the Roanoke City Retirees Association to discuss a cost of living increase and a supplemental allowance for health insurance for City retirees who are 65 years of age or older. C. R. Martin, President, Spokesperson. (Sponsored by Mayor Harris and Vice-Mayor Fitzpatrick.)

P 44

6. REPORTS OF OFFICERS:

a. CITY MANAGER:

BRIEFING:

Rehabilitation Tax Abatement

20 Minutes

P 45

ITEMS RECOMMENDED FOR ACTION:

1. Adoption of a resolution discontinuing certain limited access features on Wonju Street as a part of Route 220.

p 46; R 53

2. Acceptance of Fiscal Year 2005 Virginia Department of Fire Programs Grant funds, in the amount of \$186,914.00.

P 55; B/O 57; R 58

3. Appropriation and transfer of funds in connection with the Aviation Drive and Towne Square Boulevard, and Huff Lane Streetscape Improvements transportation projects, in the amount of \$500,000.00.

P 59; B/O 61

4. Authorization to submit a street inventory for State maintenance eligibility payments to the Virginia Department of Transportation for approval by the Commonwealth Transportation Board.

P 62; R 66

5. Execution of an agreement with the Virginia Department of Transportation in connection with the Roanoke River Greenway Project; and appropriation of \$200,000.00 of TEA-21 Enhancement funds.

P 67; B/O 69; R 70

b. CITY CLERK:

1. Notice of expiration of the three-year terms of office of Robert J. Sparrow and William H. Lindsey as Trustees of the Roanoke City School Board on June 30, 2005. Applications for the vacancies will be received in the City Clerk's Office until 5:00 p.m., on Thursday, March 10.

P 72

c. DIRECTOR OF FINANCE:

BRIEFING:

Real Estate Reassessment Process

- 15 Minutes

P 73

7. REPORTS OF COMMITTEES:

a. Request of the Roanoke City School Board for appropriation and transfer of funds to various school accounts; and a report of the Director of Finance recommending that Council concur in the request. Kenneth F. Mundy, Executive Director of Fiscal Services, Spokesperson.

P 74; B/O 78

- 8. UNFINISHED BUSINESS: NONE.
- 9. INTRODUCTION AND CONSIDERATION OF ORDINANCES AND RESOLUTIONS: NONE.

10. MOTIONS AND MISCELLANEOUS BUSINESS:

- a. Inquiries and/or comments by the Mayor and Members of City Council.
- b. Vacancies on certain authorities, boards, commissions and committees appointed by Council.

11. HEARING OF CITIZENS UPON PUBLIC MATTERS:

CITY COUNCIL SETS THIS TIME AS A PRIORITY FOR CITIZENS TO BE HEARD. MATTERS REQUIRING REFERRAL TO THE CITY MANAGER WILL BE REFERRED IMMEDIATELY FOR RESPONSE, RECOMMENDATION OR REPORT TO COUNCIL.

12. CITY MANAGER COMMENTS:

CERTIFICATION OF CLOSED SESSION.

THE COUNCIL MEETING WILL BE DECLARED IN RECESS UNTIL 7:00 P.M., IN THE CITY COUNCIL CHAMBER.



ROANOKE CITY COUNCIL REGULAR SESSION

JANUARY 18, 2005 7:00 P.M.

CITY COUNCIL CHAMBER AGENDA

Call to Order -- Roll Call.

The Invocation will be delivered by Council Member Sherman P. Lea.

The Pledge of Allegiance to the Flag of the United States of America will be led by Mayor Harris.

Welcome. Mayor Harris.

NOTICE:

The Council meeting will be televised live on RVTV Channel 3 to be replayed on Thursday, January 20, 2005, at 7:00 p.m., and Saturday, January 22, 2005, at 4:00 p.m. Council meetings are offered with closed captioning for the hearing impaired.

A. PUBLIC HEARINGS:

1. Request of Carilion Medical Center and CHS, Inc., that a 15 foot alley running between Whitmore Avenue and Reserve Avenue, S. W., and parallel to Jefferson Street, be permanently vacated, discontinued and closed. Daniel F. Layman, Jr., Attorney.

P 80; O 87

2. Amendment of Vision 2001-2020, the City's Comprehensive Plan, to include the Fairland and Villa Heights Neighborhood Plan. Robert B. Manetta, Chair, City Planning Commission.

P 90; O 120

3. Amendment of Vision 2001-2020, the City's Comprehensive Plan, to include the Grandin Court Neighborhood Plan. Robert B. Manetta, Chair, City Planning Commission.

P 121; O 152

4. Proposal of the City of Roanoke to issue a revocable permit for air rights to Colonial Partners, LLC, across a portion of City owned property known as 204 Jefferson Street for a period of five years, subject to renewal upon mutual agreement of the parties and for the initial consideration of \$2,800.00, to allow construction of a pedestrian bridge and associated lighting and security cameras to connect to the City's Market Square Parking Garage. Darlene L. Burcham, City Manager.

P 154; O 159

B. HEARING OF CITIZENS UPON PUBLIC MATTERS:

CITY COUNCIL SETS THIS TIME AS A PRIORITY FOR CITIZENS TO BE HEARD. MATTERS REQUIRING REFERRAL TO THE CITY MANAGER WILL BE REFERRED IMMEDIATELY FOR RESPONSE, RECOMMENDATION OR REPORT TO COUNCIL.

REGULAR WEEKLY SESSION----ROANOKE CITY COUNCIL

November 15, 2004

2:00 p.m.

The Council of the City of Roanoke met in regular session on Monday, November 15, 2004, at 2:00 p. m., the regular meeting hour, in the Roanoke City Council Chamber, fourth floor, Noel C. Taylor Municipal Building, 215 Church Avenue, S. W., City of Roanoke, with Mayor C. Nelson Harris presiding, pursuant to Chapter 2, Administration, Article II, City Council, Section 2–15, Rules of Procedure, Rule 1, Regular Meetings, Code of the City of Roanoke (1979), as amended, and pursuant to Resolution No. 36762–070604 adopted by Council on Tuesday, July 6, 2004.

PRESENT: Council Members Alfred T. Dowe, Jr., Beverly T. Fitzpatrick, Jr., Sherman P. Lea, Brenda L. McDaniel, Brian J. Wishneff, and Mayor C. Nelson Harris-----6.

ABSENT: Council Member M. Rupert Cutler----1.

The Mayor declared the existence of a quorum.

OFFICERS PRESENT: Darlene L. Burcham, City Manager; William M. Hackworth, City Attorney; Ann H. Shawver, Deputy Director of Finance; and Mary F. Parker, City Clerk.

The invocation was delivered by Vice-Mayor Beverly T. Fitzpatrick, Jr.

The Pledge of Allegiance to the Flag of the United States of America was led by Mayor C. Nelson Harris.

PRESENTATIONS AND ACKNOWLEDGEMENTS:

ACTS OF ACKNOWLEDGEMENT-DECEASED PERSONS: Mr. Dowe offered the following resolution:

(#36894-111504) A RESOLUTION memorializing the late Charles Ray Hill, Sr., a former Town Councilman and Mayor of the Town of Vinton.

(For full text of Resolution, see Resolution Book 69, Page 184.)

Mr. Dowe moved the adoption of Resolution No. 36894–111504. The motion was seconded by Mr. Fitzpatrick and adopted by the following vote:

AYES: Mayor Harris			•	Fitzpatrick,	•	
NAYS:	None				 	 0.
(Council Me	mber Cut	ler was ab:	sent.)			

The Mayor called for a moment of silence in memory of former Mayor Hill.

PROCLAMATIONS: The Mayor presented a proclamation to Joseph Lee, Chapter Vice President, Alpha Kappa Lambda Chapter, Alpha Phi Alpha Fraternity, declaring December 4, 2004, as Alpha Phi Alpha Fraternity 98th Founder's Day.

CONSENT AGENDA

The Mayor advised that all matters listed under the Consent Agenda were considered to be routine by the Members of Council and would be enacted by one motion in the form, or forms, listed on the Consent Agenda, and if discussion was desired, that item would be removed from the Consent Agenda and considered separately. He called specific attention to two requests for Closed Session.

MINUTES: Minutes of the regular meetings of Council held on Monday, September 20, 2004, and Thursday, October 7, 2004, were before the body.

Mr. Fitzpatrick moved that the reading of the minutes be dispensed with and that the minutes be approved as recorded. The motion was seconded by Mr. Lea and adopted by the following vote:

AYE	ES: Co	ouncil	Members	Dowe,	Fitzpatrick,	Lea,	McDaniel,	Wishneff	and
Mayor Hai	rris								6.
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NIAN	VC · NI	no							Λ

(Council Member Cutler was absent.)

COMMITTEES-CITY COUNCIL: A communication from Mayor C. Nelson Harris requesting that Council convene in a Closed Meeting to discuss vacancies on certain authorities, boards, commissions and committees appointed by Council, and to interview applicants for a vacancy on the Architectural Review Board, pursuant to Section 2.2–3711 (A)(1), Code of Virginia (1950), as amended, was before the body.

Mr. Fitzpatrick moved that Council concur in the request of the Mayor to convene in Closed Meeting as above described. The motion was seconded by Mr. Lea and adopted by the following vote:

Charles E. Hunter, III, as a Director of the Industrial Development Authority, for a term ending October 20, 2008;

Terri R. Jones as a member of the Roanoke Arts Commission, for a term ending June 30, 2007;

Mornique E. Smith as a Commissioner of the Roanoke Redevelopment and Housing Authority, for a term ending August 31, 2008; and

Gregory W. Staples as a member of the Personnel and Employment Practices Commission, for a term ending June 30, 2007.

Mr. Fitzpatrick moved that the report of qualification be received and filed. The motion was seconded by Mr. Lea and adopted by the following vote:

AYES: Council Members Dowe, Fitzpatrick, Lea, McDaniel, Wishneff and Mayor Harris-----6.

NAYS: None-----0.

(Council Member Cutler was absent.)

REGULAR AGENDA

PUBLIC HEARINGS: NONE.

PETITIONS AND COMMUNICATIONS: NONE

REPORTS OF OFFICERS:

CITY MANAGER:

BRIEFINGS: See pages 428 and 435.

ITEMS RECOMMENDED FOR ACTION:

INDUSTRIES: The City Manager submitted a communication advising that on October 31, 2003, the City of Roanoke sold New Tract F, Official Tax No. 7230105, at the Roanoke Centre for Industry and Technology (RCIT) to SEMCO Inc. of Virginia; SEMCO, Inc. agreed to construct a facility and to install manufacturing equipment on the tract of land in accordance with sale of the property and now wishes to convey the property to a subsidiary named SEMCO Duct and Acoustical Products, Inc.; SEMCO, Inc. of Virginia will not be released from obligations contained in the deed and an attachment to the deed that further sets forth the obligations of SEMCO, and SEMCO Duct and Acoustical Products, Inc., will agree to conditions contained in the deed and attachments, as follows:

the facility must be at least 100,000 square feet and be built within 24 months of November 3, 2003; the Company will invest a minimum of \$4 million; and if the facility is not built in time, or a minimum of \$4 million has not been invested, the Company is required to pay the City \$150,000.00 (discount on land).

The City Manager recommended that she be authorized to execute the deed authorizing conveyance of New Tract F at the RCIT to SEMCO Duct and Acoustical Products, Inc., with such transfer to keep the same terms and conditions related to project scope, investment, and commitments that were made in the original deed and a letter from SEMCO, Inc.

Mr. Fitzpatrick offered the following ordinance:

(#36895-111504) AN ORDINANCE authorizing the City Manager to execute the necessary documents consenting to the conveyance of New Tract F, Tax Map Number 7230105, located at the Roanoke Centre for Industry and Technology, from SEMCO Incorporated of Virginia to SEMCO Duct and Acoustical Products, Inc., upon certain terms and conditions, and dispensing with the second reading by title of this ordinance.

(For full text of ordinance, see Ordinance Book No. 69, Page 185.)

Mr. Fitzpatrick moved the adoption of Ordinance No. 36895-111504. The motion was seconded by Ms. McDaniel and adopted by the following vote:

AYES:	Council	Members	Dowe,	Fitzpatrick,	Lea,	McDaniel,	Wishneff	and
Mayor Harris								6.

NAYS: None	0
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(Council Member Cutler was absent.)

INDUSTRIES-ECONOMIC DEVELOPMENT: The City Manager submitted a communication advising that the City and IMD Investment Group, LLC, (IMD), the developer of property located at the northwest corner of Franklin Road and Wonju Street, S. W., have negotiated an annual Economic Development Grant Performance Agreement; the Economic Development Grant will be funded by the City, but issued and administered through the Industrial Development Authority of the City of Roanoke, Virginia (IDA); the grant would assist in the provision of necessary infrastructure to make the site developable and to provide structured parking so that high quality retail activity, including a Ukrop's grocery store, a drug store, and associated retail, office, and restaurant space may be constructed on the property; currently, the site is located entirely within a floodway and flood plain and has limited development potential; IMD's plans for the site include improvement of the flood plain, therefore, making the site developable and an economic benefit to the City and its citizens; and the project will provide additional tax revenue, jobs, and services that will be available to and benefit the citizens of the City of Roanoke and the Roanoke Valley.

It was further advised that the proposed Agreement outlines the obligations of IMD in order to qualify for and to receive the grant, including successful rezoning of the site to accommodate the proposed development; construction and opening of a minimum 58,000 square foot Ukrop's Supermarket and drug store within 24 months of the date of the Agreement; and IMD entering into a 15 year or longer lease with Ukrop's.

It was noted that within the first 24 months of the date of the Agreement, IMD shall have spent, or caused to be spent, at least \$3 million in site infrastructure improvements and one floor of structured parking either under the Ukrop's store or one level below the surface parking lot that will be located between the Ukrop's store and Franklin Road.

The City Manager explained that within 60 months of the date of the Agreement, IMD shall have spent, or caused to be spent, an additional \$3 million on structured parking spaces and site infrastructure; in addition, within the same 60 months, a minimum of 60,000 square feet of additional buildings containing a combination of restaurants, retail and office space are to be constructed, or the amount of the grant may be reduced; subject to IMD fulfilling its obligations as enumerated above, the IDA will provide certain funds annually to IMD, as received from the City, to assist with development of the site infrastructure and structured parking; beginning at the option of IMD upon the opening of the Ukrop's grocery store, IMD may request an annual grant for 15 consecutive years; the amount of the grant shall equal the amount of revenue actually received by the City during the preceding grant year resulting directly from the property including real estate taxes, general retail sales tax (currently the local option of one per cent), professional and occupational license tax, tangible personal property tax, prepared food and beverage tax, electric consumer utility tax, natural gas utility tax, and water utility tax; however, any future increases in any of said taxes dedicated for specific purposes or projects will be excluded from the annual calculation.

It was further explained that the request cannot be for an amount greater than \$600,000.00 for each year, even if total revenue resulting for the development generated by the taxes enumerated above exceed that amount; there shall be no carry-forward for funds from one grant year to the next; if IMD fails to provide the additional building development required within the 60 month timeframe of the Agreement, the requested grant shall only be in an amount equal to 60 per cent of actual revenue received from the development, with the same \$600,000.00 per year limit on any such request; the Agreement requires IMD to report to the City and to the IDA on a semi-annual basis on its progress and compliance with conditions of the Agreement and to provide appropriate supporting documentation for each grant request; funding for each annual grant request will be subject to appropriation by Council to the IDA; and the annual appropriation will be in an amount equal to the anticipated grant request for actual revenues received for the preceding grant year.

The City Manager recommended she be authorized to execute a Performance Agreement among the City, IMD, and the IDA and to execute such other documents and to take such further action as may be necessary to implement and administer the Performance Agreement, to be approved as to form by the City Attorney; and that Council approve the terms of the Performance Agreement among the City, IMD, and the IDA and determine that such grant will promote economic development within the City of Roanoke.

Mr. Dowe offered the following ordinance:

(#36896-111504) AN ORDINANCE authorizing the proper City officials to execute a Performance Agreement among the City of Roanoke (City), the Industrial Development Authority of the City of Roanoke, Virginia, (IDA), and Investment Group, LLC, (IMD) that provides for certain undertakings by the parties in connection with the development of certain property located at the northwest corner of Franklin Road and Wonju Street, S. W., in the City of Roanoke; and dispensing with the second reading by title of this ordinance. (For full text of ordinance, see Ordinance Book No. 69, Page 186.)

Mr. Dowe moved the adoption of Ordinance No. 36896-111504. The motion was seconded by Mr. Fitzpatrick.

Clark Worthy, Attorney, 10 South Jefferson Street, representing Towers Retail LLC., owner and operator of Towers Retail Center, requested that Council not waive the second reading of the above referenced ordinance, which will require a second reading by Council on Monday, December 6, 2004. He stated that the agreement involves a potential grant to IMD of \$9 million over the next 15 years in return for a commitment to develop the site, which is a substantial amount of money. Therefore, he requested additional time to review the agreement prior to approval by Council.

On behalf of the Council, the Mayor advised that the City of Roanoke takes seriously the issue of aggressively pursuing all economic development opportunities as a community; not only will the proposed project develop a fallow piece of land that most likely would not be developed were it not for the proposed arrangement, but the project will allow a good corporate citizen and employer to become a part of the community. He called attention to the need to review certain of the City's economic development policies and incentives.

Ordinance No. 36896-111504 was adopted by the following vote:

AYES: Mayor Harris			Fitzpatrick,		
NAYS:	None	 		 	 0.

(Council Member Cutler was absent.)

SPORTS ACTIVITIES-STREETS AND ALLEYS: The City Manager called attention to a communication from Jennifer Blackwood, Interim Executive Director, Scott Robertson Memorial, requesting that Council re-enact and amend Ordinance No. 36462-081803 to allow for an additional six months to complete the recordation process, in connection with permanently vacating, discontinuing and closing a 15 foot public right-of-way extending in a northeasterly direction from the northerly boundary of Densmore Road, N. W., between Official Tax Nos. 270906 and 2671005.

The City Manager recommended that Council adopt an ordinance to amend and reordain Ordinance No. 36462-081803 adopted on August 18, 2003, to extend the time in which the plat of subdivision can be recorded following adoption of the above referenced ordinance to 24 months from the date of adoption.

Mr. Fitzpatrick offered the following ordinance:

(#36897-111504) AN ORDINANCE amending and reordaining Ordinance No. 36462-081803; and dispensing with the second reading by title of this ordinance.

(For full text of ordinance, see Ordinance Book 69, Page 187.)

Mr. Fitzpatrick moved the adoption of Ordinance No. 36897–111504. The motion was seconded by Mr. Wishneff.

Council Member Dowe advised that he serves on the Board of Directors of the Scott Robertson Memorial Foundation, he receives no compensation for his service, and inquired if he should abstain from voting on Ordinance No. 36897–111504.

The City Attorney responded that there is no conflict of interest inasmuch as Mr. Dowe serves on the Board of Directors in an unpaid capacity.

Ordinance No. 36897-111504 was adopted by the following vote:

	AYES:	Council	Members	Dowe,	Fitzpatrick,	Lea,	McDaniel,	Wishneff	and
Mayor	Harris-								6.

(Council Member Cutler was absent.)

CITY ATTORNEY: NONE.

DIRECTOR OF FINANCE: NONE.

REPORTS OF COMMITTEES:

LEGISLATION: Vice-Mayor Beverly T. Fitzpatrick, Jr., Chair, Legislative Committee, submitted a communication advising that on November 1, 2004, Council's Legislative Committee met to review the proposed 2005 Legislative Program; after careful review, the Committee recommends the program to Council for favorable action; and the School Board's portion of the Legislative Program was approved by the School Board at its meeting on November 9, 2004. (For full text, see 2005 Legislative Program on file in the City Clerk's Office.)

Mr. Fitzpatrick offered the following resolution:

(#36898-111504) A RESOLUTION adopting and endorsing a Legislative Program for the City to be presented to the City's delegation to the 2005 Session of the General Assembly.

(For full text of resolution, see Resolution Book 69, Page 188.)

Mr. Fitzpatrick moved the adoption of Resolution No. 36898–111504. The motion was seconded by Mr. Wishneff and adopted by the following vote:

AYES: Council Members Dowe, Fitzpatrick, Lea, McDaniel, Wishneff and Mayor Harris-----6.

NAYS: None-----0.

(Council Member Cutler was absent.)

COMMITTEES-ROANOKE NEIGHBORHOOD PARTNERSHIP: Sandra Kelly, Vice-Chair, Roanoke Neighborhood Advocates (RNA), presented the annual State of the Neighborhoods report, pursuant to Resolution No. 36397-061603.

(For full text, see report on file in the City Clerk's Office.)

Council Member Dowe spoke in support of development of a youth comprehensive plan and representation by the Youth Services Citizen Board on the Roanoke Neighborhood Advocates; whereupon, Ms. Kelly responded that a youth representative currently serves on the RNA.

Council Member McDaniel inquired if the various neighborhood organizations include youth representation which would be a good way to build community pride in young people leading to a vested interest in their neighborhoods. Ms. Kelly advised that she would take the suggestion to the RNA.

Question was raised as to whether the RNA has a plan to re-energize neighborhood organizations that do not currently meet on a regular basis; whereupon, Ms. Kelley advised that the RNA, working in conjunction with the City's Housing Development Department, would like to encourage every community to have representation on the RNA through their neighborhood association.

Mr. Bob Caudle, 4231 Belford Street, S. W., commended Ms. Kelly on her leadership as Vice-Chair of the Roanoke Neighborhood Advocates.

BUDGET-SCHOOLS: A communication from the Roanoke City School Board requesting that Council approve the following appropriations, was before the body.

- \$3,000,000.00 for the Patrick Henry High School Project; the additional 2005 Capital Bond Funds will provide for Patrick Henry High School Phase I construction costs plus Phase II architect and construction management fees.
- \$400,000.00 for the William Fleming High School Project; the 2005 Capital Bond Funds will provide for the William Fleming High School construction design phase.

A report of the Director of Finance recommending that Council concur in the request of the School Board, was also before the body.

Mr. Dowe offered the following budget ordinance:

(#36899-111504) AN ORDINANCE to appropriate 2004B General Obligation Bond Proceeds to the Patrick Henry and William Fleming High School construction projects, amending and reordaining certain sections of the 2004-2005 School Capital Fund Appropriations and dispensing with the second reading by title of this ordinance.

(For full text of ordinance, see Ordinance Book 69, Page 189.)

Mr. Dowe moved the adoption of Ordinance No. 36899-11154. The motion was seconded by Mr. Fitzpatrick and adopted by the following vote:

AYES:	Council Me	mbers Dowe	, Fitzpatrick,	, Lea,	McDaniel,	Wishneff	and
Mayor Harris							6.

NAYS:	None()

(Council Member Cutler was absent.)

SCHOOLS: A communication from the Roanoke City School Board advising that at a special meeting on November 11, 2004, the School Board approved a resolution requesting that Council issue General Obligation Qualified Zone Academy Bonds (QZAB) in an aggregate principal amount not to exceed \$1,600,000.00 to be used to rehabilitate, repair, and/or equip Fallon Park Elementary School, was before the body.

It was further advised that the QZAB initiative is a Federal program that allows lending institutions and schools to form a mutually beneficial partnership to support education; the program offers bonds, interest-free, and allows a bank or other lending institution to purchase the special no-interest bond on behalf of a school; and schools qualify based on their percentage of free lunch students.

Mr. Fitzpatrick offered the following resolution:

(#36900-111504) A RESOLUTION (i) authorizing the School Board for the City of Roanoke to repair, rehabilitate or equip Fallon Park Elementary School, including without limitation the installation of heating, air conditioning and lighting (the "Project"); and (ii) authorizing and directing the City Manager to file an application with the Virginia Department of Education seeking an allocation of authority to issue the City's general obligation qualified zone academy bonds in an amount not to exceed \$1,600,000.00 to finance the Project.

(For full text of resolution, see Resolution Book 69, Page 190.)

Mr. Fitzpatrick moved the adoption of Resolution No. 36900–111504. The motion was seconded by Mr. Dowe and adopted by the following vote:

AYE	S:	Council	Members	Dowe,	Fitzpatrick,	Lea,	McDaniel,	Wishneff	and
Mayor Har	ris-								6.

NAYS: None-----0.

(Council Member Cutler was absent.)

UNFINISHED BUSINESS: NONE.

INTRODUCTION AND CONSIDERATION OF ORDINANCES AND RESOLUTIONS: NONE.

MOTIONS AND MISCELLANEOUS BUSINESS:

INQUIRIES AND/OR COMMENTS BY THE MAYOR AND MEMBERS OF COUNCIL:

ACTS OF ACKNOWLEDGEMENT-DECEASED PERSONS: Council Member Dowe requested that Council observe a moment of silence at the 7:00 p.m. session in memory of the late Bishop Antonio Thomas, Pastor, Spirit of Life Church International, who passed away on Wednesday, November 10, 2004.

SPORTS ACTIVITIES-SCHOOLS-ACTS OF ACKNOWLEDGEMENT: Council Member Dowe congratulated the William Fleming High School Colonels, winners of the Blue Ridge District Football Championship.

SCHOOLS: Council Member Lea inquired about the status of the former Roanoke Academy of Mathematics and Science building.

The City Manager advised that in order to make the land available for the new Roanoke Academy for Mathematics and Science, the City of Roanoke relinquished certain park lands and purchased, or made available, other land under certain conditions with the Federal government. She explained that structural review of the former building led the school system to believe that it would not be practical to renovate the building for school use, or for a continuing reuse by the community; three quarters of a million dollars were appropriated to the school project in order to construct a full size gymnasium; and additional monies were made available to enable the former library, now called the media center, to be enlarged, with the idea that the Roanoke Academy for Mathematics and Science would be the City's first prototype school that would be designed for community use during those hours that school is not in use by students. With additional funding, she added that it is hoped that there will be increased use of the new school in order to address community needs in that specific section of the City.

ANIMALS/INSECTS-FIREARMS: Council Member Wishneff inquired as to whether the deer management contract has been approved by Council. The City Manager responded that funds have been appropriated and two contracts have been executed.

HEARING OF CITIZENS UPON PUBLIC MATTERS: The Mayor advised that Council sets this time as a priority for citizens to be heard and matters requiring referral to the City Manager will be referred immediately for response, recommendation or report to Council.

ARMORY/STADIUM-CITY MARKET: Mr. Jim Fields, 17 Ridgecrest Road, Hardy, Virginia, encouraged citizens to attend a public hearing to be held on November 16, 2004, at 7:00 p.m., at Lucy Addison Middle School, to provide input with regard to the future of Victory Stadium. He stated that the citizens of the City of Roanoke should make a decision on the fate of Victory Stadium via a referendum, and suggested that Victory Stadium be promoted for outdoor events from May-December, with profits to be used for renovation of the stadium.

He spoke against a Subway restaurant occupying space in the City Market Building inasmuch as there are numerous vacant buildings in the Market area that could be used for a Subway restaurant. He advised that the third floor of the City Market Building, which is currently vacant, should be used.

DRUGS/SUBSTANCE ABUSE: Ms. Helen E. Davis, 35 Patton Avenue, N. E., spoke with regard to the proposed methadone clinic on Hershberger Road and advised that it is regrettable that CRC Health Group is continuing with plans to establish a methadone clinic at the proposed location, especially in view of the number of schools, churches and residences in the area. She stated that Blue Ridge Behavioral Healthcare, which operates out of the Burrell Memorial Nursing Center, will provide public mental health, mental retardation, and substance abuse services to residents of Botetourt County, Craig County, and the Roanoke Valley; the proposed methadone clinic will also provide substance abuse services, therefore, it is not necessary or desirable for two clinics of this nature to be located in the community. She stated that urban renewal was used as a reason to destroy certain northeast and northwest Roanoke neighborhoods; private property was purchased inexpensively only to be resold and developed as commercial establishments, which resulted in tears in the fabric of black communities and a loss of connectivity, community pride, neighborhood churches, businesses, schools and recreation centers that were within walking distance. She advised that citizens knew nothing about the proposed methadone clinic prior to an article that was published in *The Roanoke Times*, therefore, no opportunity was afforded for public input or for expressions of concern by citizens. She referred to an article that was published in *The Roanoke Times* on June 20, 2004, in which it was stated that the proposed methadone clinic could draw addicts from four states to the Roanoke Valley for treatment, which also has created a concern in the community. She stated that if a methadone clinic was not an acceptable use in Roanoke County, for the same reasons, the facility should not be acceptable in the City of Roanoke. She noted that CRC Health Group, operator of the methadone company that plans to open the facility in northwest Roanoke, has been citied on 54 occasions for violating state regulations at six of its clinics in West Virginia.

The City Attorney was requested to investigate the validity of the alleged citations referenced by Ms. Davis.

COMPLAINTS-CITY GOVERNMENT-YOUTH: Mr. Robert E. Gravely, 727 29th Street, N. W., encouraged citizens to attend a meeting to be held on November 30, 2004, at 7:00 p.m., at Lucy Addison Middle School, in connection with various community concerns. He spoke with regard to the lack of economic growth in the City of Roanoke, the City's promotion of businesses versus the overall well being of its citizens, and the need to provide more jobs for Roanoke's disadvantaged citizens and youth population.

CITY MANAGER COMMENTS:

REFUSE COLLECTION-CITY EMPLOYEES: The City Manager commended City employees who participated in the indoor garage/yard sale that was held on Saturday, November 13, 2004, in the Exhibit Hall at the Roanoke Civic Center, which was sponsored by the City of Roanoke, the Western Virginia Water Authority and the Virginia Cooperative Extension. She advised that the yard sale was held in recognition of America Recycles Day (November 15) to promote reuse and to raise money for recycling education efforts in the City.

BUSES-ACTS OF ACKNOWLEDGMENT: The City Manager called attention to the Greater Roanoke Transit Company Safety Awards Banquet which was held on Sunday, November 14, 2004, at which time awards were presented to public transit drivers with 34 consecutive years of safety on the road, and two drivers were recognized for reaching the one million mile mark as operators of City of Roanoke public transit buses. She commended all employees of the transit company for the service they provide to the citizens of the Roanoke Valley on a daily basis.

At 3:20 p.m., the Mayor declared the Council meeting in recess to be reconvened in Room 159, Noel C. Taylor Municipal Building, for two briefings.

The Council Meeting reconvened at 3:25 p.m., in Room 159, Noel C. Taylor Municipal Building.

CITY MARKET: The City Manager advised that a Member of Council previously raised questions with regard to the City Market; therefore, Mark Woods, Historic Market Liaison, and David Diaz, Executive Director, Downtown Roanoke, Inc., participated in a briefing on management of the Farmer's Market by Downtown Roanoke, Inc.

Mr. Diaz advised that:

- Based upon his travels, Roanoke's downtown market is the best outdoor market for its size in the United States.
- Key factors that make the Farmer's Market special are its central location in downtown Roanoke; the street network, or the compact nature of Roanoke's downtown; and a vender mix policy of 60/40--60 per cent farmers and growers and 40 per cent crafters and others.
- Limitations and challenges involve inclement weather.
- A full time market works well on a Monday Saturday basis, but in a City of 95,000 in population, there are limits in terms of the number of people who will shop on the City Market.

- The key ingredient that is preventing the City Market from reaching its full economic potential is a decreasing customer base due to a declining employment base in downtown Roanoke over the past ten years.
- Persons visiting downtown Roanoke get a positive impression due to not only the Farmer's Market, but an increase in dining and entertainment options; i.e.: the O. Winston Link Museum, the Roanoke Higher Education Center, Eight North Jefferson Place, etc., all of which draw hundreds of people to the downtown area.
- Mill Mountain Theatre, Center in the Square, the development of condominiums, Dumas Center development, and the future art museum all position downtown Roanoke to become a center for arts and cultural opportunities over the next 25 years.
- Forty-four permanent vendors currently operate on the City Market, with a total of 59 permits, and the numbers have remained generally constant during the past few years.
- The City Market does not close due to inclement weather.
- An investment plan for the Farmer's Market to address infrastructure and other pertinent needs will be submitted in the near future.
- Two key obstacles to the future success of the Farmer's Market are investing in the infrastructure and increasing the employment base in downtown Roanoke.

In closing, Mr. Diaz advised that Downtown Roanoke will work with City staff to prepare an investment plan for the City Market; studies are currently underway to identify strategies for downtown employment and to recruit companies to locate in downtown; a Downtown Roanoke office listing was included on the web site which generated 17,000 visitors during the month of September; and an advertising campaign will be launched at the Valley View Cinema regarding the Farmer's Market and the City Market area in general.

CITY MARKET: The City Manager introduced Elizabeth Neu, Director of Economic Development, and a representative of Advantis Real Estate Services Company, the firm that was engaged by the City of Roanoke to operate the City Market Building, for a briefing on day to day operation of the Market Building.

Ms. Neu advised that the City of Roanoke entered into a one year Lease and Management Agreement with Advantis Real Estate Services Company (Advantis) on March 1, 2003; the Agreement provided for a one-year renewal option; however, the Agreement was not renewed and Advantis now manages the property on a month-to-month basis.

She explained that Advantis was selected as the successful candidate after a detailed search and selection process; the selection committee rejected three proposals in August 2002; the second request for proposal was issued in November 2002, with four firms responding; following the interview process, the top two firms were Advantis Real Estate Services Company and a combined team of Hall Associates and Downtown Roanoke, Inc.; each firm was scored and ranked based on their presentation and overall response to the request for proposals; and the process of competitive negotiation permitted City staff the ability to negotiate with both firms simultaneously since final scores were close; and as the selection team learned more about the two plans, the proposal submitted by Advantis was the first choice.

Ms. Neu explained that Advantis continues to perform at an acceptable level; maintenance of the facility has improved significantly; Advantis is currently in the process of replacing the janitorial contractor in an effort to continue to provide the best possible service for the property; and Advantis has been instrumental in assisting the City with the installation of the new HVAC project and handled all efforts involving the relocation of the electric service out of the basement of the building to avoid future damage due to flooding.

Tim Allison, Area Manager, Advantis Management Services Company, advised that in addition to numerous property issues, Advantis has worked with tenants to resolve a number of tenant issues, specifically the common area maintenance (CAM) fee; in addition to rent, each tenant pays a monthly CAM fee to cover costs associated with maintaining the common areas of the property; in revamping the CAM fee, Advantis has proposed a flat fee that would be increased only when the lease is renewed and would be negotiated along with the rent; administering the CAM in this manner is different from the traditional method of annual reconciliation which requires each tenant to pay a pro-rata share of actual expenses; the flat CAM method ensures that tenants are not over burdened by excessive maintenance charges; and the CAM fee and language in the lease regarding the fee was changed to address specific concerns raised by tenants.

He advised that Advantis has forwarded each tenant an addendum to their current lease agreement in an effort to update the CAM fee and accompanying language in the lease, and Advantis will continue to work with tenants to resolve remaining problems regarding the CAM fee; and adjustments made by Advantis in the Lease Agreement included specifically spelling out what is included in the CAM charges and adding a paragraph to the agreement that states, "excluded in the common area costs will be capital costs to replace the HVAC system, replace the roof, replace sidewalks and other capital accounts."

Mr. Allison advised that Advantis has renewed a total of six leases with existing tenants and signed two leases with new owners; three leases are currently in negotiation; Advantis has worked with an existing tenant to open a new food court space in the property and is working with another tenant on the possibility of expanding into an adjacent space; there are currently two vacant tenant spaces on the first floor; over the past few months, Advantis has continued to market available space in the Market Building, but signing new leases for vacant space is hindered by the construction project, and the two vacant spaces continue to be used by contractors for the HVAC construction project.

Ms. Neu advised that HVAC construction at the City Market Building is progressing; most of the new mechanical equipment has been installed and most of the direct interruptions to tenant spaces are complete; however, some businesses have expressed a concern that business activity has been somewhat slower during the construction period; when a business is directly impacted by the construction project, the rent is abated for the time that the business must be closed, and while most tenants are pleased with the progress of the construction project, some tenants have been impacted more significantly than others; and City staff and the management company will continue to work with tenants to ensure that all concerns are quickly and adequately addressed.

She stated that Advantis has provided City staff with an extensive list of recommended building improvements; some improvements are currently underway, while others cannot be started until additional funding is available; in addition to the \$1.6 million HVAC replacement project and \$295,000.00 in other capital repairs and replacements authorized by Council, the City's General Fund supplemented the operating budget for the Market Building Fund by \$74,000.00 in fiscal year 2004; considering these three expenditures, the General Fund has subsidized the property by \$1,969,000.00 since January 2003; during the time that the previous management firm managed the property, a number of maintenance and capital items were not addressed which now require the City's attention; and during this period, the City continued to address maintenance and capital repairs at the request of the previous management firm totaling \$275,000.00.

Kelly Crovo, owner, Red Coyote Mexican Grill, located in the City Market Building, advised that the City Market Building has been neglected by the City, the previous and current management companies, therefore, Market Building occupants should not be expected to pay for repairs. He stated that he is currently paying \$48.00 per square foot, yet requests for repairs to his space have not been addressed by Advantis. In summary, he stated that the Market Building is the City's asset, it is not the responsibility of tenants to upgrade the building, he currently pays a high rate per square foot for space and should not be expected to pay for building renovations. He advised that if a Subway restaurant is allowed to open in the Market Building, it would be equivalent to a Kroger or a Ukrops operating on the Farmer's Market.

River Bonhotel, Co-owner of the local Subway franchise, advised that his lease for the Subway restaurant at 102 South Jefferson Street will not be renewed, therefore, he previously approached representatives of Advantis with regard to locating in a vacant perimeter space in the City Market Building under a ten year lease arrangement. He stated that there is little or no profit to be made in downtown Roanoke due to the lack of business and pedestrian traffic, and expressed dismay with regard to concerns expressed by City Market Building tenants regarding competition with a Subway, inasmuch as a Subway restaurant would represent another food choice, and a Subway restaurant is currently located just one block away from the City Market Building. He noted that any customers coming to the City Market Building because of a Subway restaurant could and would do business with other City Market Building food vendors in the event of an over flow. He added that Subway is a national food chain which advertises extensively, and there is a level of comfort for out of town visitors when they see a restaurant that they recognize, therefore, a Subway restaurant could draw more people to the area who will spend their money with other City Market Building vendors. He stated that competition causes business owners to operate more efficiently and to upgrade their facilities; Subway is open until 7:00 p.m., each evening in an effort to develop a customer base, while other businesses in the City Market Building close at 2:00 p.m. In closing, he advised that Subway would like to think of itself as a good alternative and a good corporate citizen that donates thousands of dollars to various worthwhile causes in the Roanoke Valley.

Mr. Jens Rasmussen, 1623 Bluemont Street, S. W., advised that having lived and worked in downtown Roanoke, he is impressed with the vision of City leaders to recognize the downtown area as one of the premier cultural destinations for southwest Virginia. He stated that opening the City Market Building to a national food chain restaurant would do harm to the City Market area in general, and asked that the City Market Building and the City Market Square be maintained as a unique and vibrant expression of the Roanoke community and not a reflection of corporate food chains similar to what has happened in and around Times Square in New York City where various national food chains have been allowed to operate.

Phil Ful, owner, New York Subs located in the City Market Building, spoke against locating national food chains in the City Market Building. He advised that New York Subs has operated in the City Market Building since the food court concept was established, and there are good tenants in the City Market Building who deserve to have the backing of the management company. He called attention to portions of the Market Building tenants lease agreement regarding a non-compete clause, and advised that he is not against a Subway restaurant per se, but not in the City Market Building.

Mr. Ful presented petitions signed by residents of and outside of the Roanoke Valley in opposition to locating national chain restaurants in the City Market Building which will stifle the diversity that currently exists; persons who work and live in the downtown Roanoke area need inexpensive alternatives to corporate giants; independent restaurants and other independent businesses make downtown Roanoke an interesting and unique place for visitors; independent businesses allow more people to engage in the local economy, while not passing along a homogenized product allowing the wealthy few to reap the profits; independent businesses give back to the community in ways that corporations are not willing to do so; uniformity is not progress; and to allow chain restaurants to locate in the City Market Building would cause current vendors to go out of business and would forfeit the uniqueness that current tenants of the City Market Building now claim.

Anita Wilson, President, City Market Building Association, advised that a Subway restaurant does not belong in the City Market Building; some Market Building vendors have made substantial improvements to their stalls and take great pride in the service they provide and the uniqueness of the Market Building. She stated that the City Market Building has been successful and will continue to be successful without a national food chain restaurant; and clarification is needed on lease agreements with the current management company.

Rupert Bonhotel, Co-owner of the local Subway franchise, advised that Subway would like to be a part of the City of Roanoke; it is disturbing to know that no national chain restaurants are located in the City Market Building; and Subway would provide an anchor to the Market Building with a ten year lease. He stated that it is comforting for a potential customer to drive by and see a restaurant that he or she is familiar with. Before making a decision, he requested that Council visit the Subway location at 4203 Plantation Road, N. W., to see the Tuscany décor which is proposed for the City Market Building. He challenged the City of Roanoke to identify a location close to the City Market Building for a Subway restaurant with the same reasonable rental rate and square footage that the City Market Building would offer.

There was discussion with regard to:

- The fine line between exclusion and competition.
- The availability of space in downtown Roanoke for a Subway restaurant.
- The need to address the non-compete clause in certain Market Building leases, while other leases do not contain a non-compete clause.

- Efforts to recruit ethnicity type restaurants to the City Market Building.
- Efforts to replace restaurants leaving the Market Building with similar types of restaurants.
- Expectations of the management company.
- Common area maintenance fees (CAM).
- Management issues in the City Market Building.
- The lack of a built in financial structure to enable the Market Building to be a successful investment venture for out of town investors.
- The City Market Building has acted as a retail incubator for restaurateurs.
- The uniqueness of the City Market Building should be maintained.
- A strategic plan is needed for the City Market Building and the Farmer's Market and the relationship of the various components; i.e.: property values, future vision, and ways to make the City Market area more pedestrian friendly, etc.

Mr. Wishneff moved that Council hold in abeyance any lease agreement with a national food chain for rental of space in the City Market building; that the City Manager be requested to report to Council with regard to development of a broad strategic plan for the City Market/City Market Building, including renovations, future of the Market Building, and a funding subsidy; and that the City Manager be further requested to address management issues relating to the City Market Building. The motion was seconded by Mr. Lea and unanimously adopted.

At 5:20 p.m., the Mayor declared the Council Meeting in recess for two Closed Sessions to convene at 5:30 p.m., in the Council's Conference Room, Room 451, Noel C. Taylor Municipal Building.

At 6:15 p.m., the Council Meeting reconvened in the City Council Chamber, with all members of the Council in attendance, except Council Member Cutler, Mayor Harris presiding.

COUNCIL: With respect to the Closed Meeting just concluded, Mr. Fitzpatrick moved that each Member of City Council certify to the best of his or her knowledge that: (1) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act; and (2) only such public business matters as were identified in any motion by which any Closed Meeting was convened were heard, discussed or considered by City Council. The motion was seconded by Mr. Dowe and adopted by the following vote:

AYES: Council Members Dowe, Fitzpatrick, Lea, McDaniel, Wishneff and Mayor Harris-----6.

NAYS: None-----0.

(Council Member Cutler was absent.)

OATHS OF OFFICE-COMMITTEES-YOUTH: The Mayor advised that there is a vacancy on the Youth Services Citizen Board created by the resignation of Elvah D. Taylor; whereupon, he opened the floor for nominations to fill the vacancy.

Mr. Fitzpatrick placed in nomination the name of Ernestine Garrison.

There being no further nominations, Ms. Garrison was appointed as a member of the Youth Services Citizen Board, for a term ending May 31, 2006, by the following vote:

FOR MS. GARRISON: Council Members Dowe, Fitzpatrick, Lea, McDaniel, Wishneff and Mayor Harris-----6.

(Council Member Cutler was absent.)

OATHS OF OFFICE-ZONING-COMMITTEES: The Mayor advised that the four year terms of the office of Kermit E. Hale and Benjamin S. Motley as members of the Board of Zoning Appeals will expire on December 31, 2004; whereupon, he opened the floor for nominations to fill the vacancies.

Mr. Fitzpatrick placed in nomination the names of Kermit E. Hale and Benjamin S. Motley.

There being no further nominations, Mr. Hale and Mr. Motley were reappointed as members of the Board of Zoning Appeals, for terms ending December 31, 2007, by the following vote:

FOR MR. HALE AND MR. MOTLEY: Council Members Dowe, Fitzpatrick, Lea, McDaniel, Wishneff and Mayor Harris----6.

(Council Member Cutler was absent.)

At 6:20 p.m., the Mayor declared the Council meeting in recess until 7:00 p.m., in the City Council Chamber.

At 7:00 p.m., on Monday, November 15, 2004, the Council meeting reconvened in the City Council Chamber, fourth floor, Noel C. Taylor Municipal Building, 215 Church Avenue, S. W., City of Roanoke, Virginia, with Mayor C. Nelson Harris presiding.

PRESENT: Council Members Alfred T. Dowe, Jr., Beverly T. Fitzpatrick, Jr., Sherman P. Lea, Brenda L. McDaniel, Brian J. Wishneff and Mayor C. Nelson Harris-----6.

ABSENT: Council Member M. Rupert Cutler----1.

The Mayor declared the existence of a quorum.

OFFICERS PRESENT: Darlene L. Burcham, City Manager; William M. Hackworth, City Attorney; Ann H. Shawver, Deputy Director of Finance; and Mary F. Parker, City Clerk.

The invocation was delivered by Council Member Alfred T. Dowe, Jr.

A moment of silence was observed in memory of Bishop Antonio Thomas, Pastor, Spirit of Life Church International, who passed away on November 10, 2004.

The Pledge of Allegiance to the Flag of the United States of America was led by Mayor Harris.

PUBLIC HEARINGS:

ZONING: Pursuant to Resolution No. 25523 adopted by the Council on Monday, April 6, 1981, the City Clerk having advertised a public hearing for Monday, November 15, 2004, at 7:00 p.m., or as soon thereafter as the matter may be heard, on the request of Preston A. Waldrop that property located at 3830 Keagy Road, S. W., identified as Official Tax No. 5130117, be rezoned from RS-1, Residential Single Family District, to C-2, General Commercial District, subject to certain conditions proffered by the petitioner, the matter was before the body.

Legal advertisement of the public hearing was published in *The Roanoke Times* on Friday, October 29, 2004, and Friday, November 5, 2005.

The City Planning Commission submitted a written report advising that the petitioner filed a request to conditionally rezone Official Tax No. 5130117 on September 2, 2004, subject to the following proffered conditions:

The property will be used only for a medical office or medical clinic.

The property will be developed substantially in accordance with the site plan attached to the petition as Exhibit C, subject to any changes required by the City of Roanoke during site development plan review.

The building to be constructed on the property will be in substantial conformity with the elevations attached to the petition as Exhibits D and E.

All exterior lighting in the parking area at the rear of the building will be recessed into the walls surrounding the parking area, and no source of light will be located above the top of the tallest section of the wall.

It was advised that the petitioner proffers the use of a medical office/clinic; physician offices in general are not intensive uses and are compatible in residential areas; the uses are characterized by Monday through Friday daytime hours and generally lower traffic generation for a commercial activity.

The City Planning Commission recommended that Council deny the request for rezoning.

Mr. Dowe offered the following ordinance:

"AN ORDINANCE to amend §36.1-3, Code of the City of Roanoke (1979), as amended, and Sheet No. 513, Sectional 1976 Zone Map, City of Roanoke, to rezone certain property within the City, subject to certain conditions proffered by the applicant; and dispensing with the second reading by title of this ordinance."

Mr. Dowe moved the adoption of the above referenced ordinance. The motion was seconded by Mr. Fitzpatrick.

Daniel F. Layman, Jr., Attorney, representing the petitioner, advised that:

• The petitioner began the rezoning process by holding a meeting with representatives of the Greater Deyerle Neighborhood Association, and following the meeting, the services of a nationally known physician's office design consultant was engaged. The recommendation of the consultant was to reduce both the size and the scale of the building from 10,000 to approximately 8,700 square feet and to reduce the size of the building from two stories to a one and one-half story structure.

- Proposed building design changes were presented to the neighborhood and received a negative reception; however, the position of the neighborhood has more to do with general principle than with specific merits of the project.
- The dominant physical feature of the entire area is Lewis Gale Hospital, which is an economic engine that attracts similar uses such as physician's offices, medical laboratories, rehabilitation centers, etc., all of which have the advantage of being soft commercial uses, creating less traffic, less noise, and less lights than other kinds of commercial uses, and are generally regarded as ideal buffering or transitional uses between commercial areas and residential areas. If the City of Roanoke is to have any benefit from the spin off effect of Lewis Gale Hospital, development must occur along Keagy Road.
- The proposed building will be valued at ten times the value of the current structure and generate additional jobs by the addition of two physicians and three to four professional medical positions for each physician.
- Specific objections cited by neighborhood representatives to the proposed rezoning include traffic, lights and noise. The building is intended to house four orthopedic physicians and 12 staff, with the possibility of later expanding to five physicians; the facility will be hospital oriented, observe regular hours of operation from 8:00 a.m. to 5:00 p.m., Monday through Friday, with no evening or weekend hours; the City's Traffic Engineer has projected a maximum of 300 trip generations per day from the property, which, in a nine hour day, would represent one car approximately every minute and 48 seconds or less.
- The petitioner and his associate currently occupy an office to the east of Lewis Gale Clinic, therefore, two of the doctors and their staff and patients are presently located at the site and would not generate new traffic.
- The petitioner performs surgery at Lewis Gale Hospital two days per week, therefore, it is unlikely that there would be four doctors in the building at the same time seeing patients.
- A substantial number of patients enter from Route 419, drive 400 feet from the traffic signal to the petitioner's driveway, and exit in the same direction.

- All lighting in the parking lot has been proffered to be recessed in the retaining wall and will be no higher than the retaining wall.
- The only noise will be the sound of vehicles entering and exiting the property and car doors closing.
- Neighborhood opposition centers around a concern regarding the "domino" affect of the rezoning and the perception that if the proposed development is approved, commercial development will occur up and down Keagy Road. Topographical features will control any type of "domino" affect.
- The project is well designed, fits well in the proposed location, and provides the City with an opportunity to benefit from certain synergies that are created by Lewis Gale Hospital; impacts are limited to only one property which is owned by Ms. Evelyn Wilson, 3820 Keagy Road, S. W.; impacts are not entirely negative because Ms. Wilson's house is 50 feet or less from the house that is currently on the property and when the structure is demolished, the view from Ms. Wilson's house will be of a green buffer, and her property will be 170 feet from the nearest point of the petitioner's building.
- The highest and best use of the property is a medical office building which is compatible with Lewis Gale Hospital and can be attained without any threat to the neighborhood.
- Storm water management will be addressed through a system of underground pipes allowing water run off to be collected, stored and trickle down to a ditch on Keagy Road.

The Mayor inquired if there were persons present who would like to be heard in connection with the public hearing; whereupon, the following persons addressed Council.

Mr. Bob Caudle, 4231 Belford Street, S. W., referred to the City's Comprehensive Plan and advised that the City's future is a continuing process with each neighborhood plan having been developed as a way to continue and to implement the vision for Roanoke's future as a City of neighborhoods; and the success of the Comprehensive Plan depends on the partnership efforts and strong commitment of both the neighborhoods and the City working together toward a better future for the City of Roanoke.

He called attention to overwhelming opposition by the Greater Deyerle neighborhood with regard to the proposed rezoning and expressed concern over the appearance of the proposed building which looks more like a mausoleum or a funeral home than a structure that will blend in with the remainder of the neighborhood. On behalf of those residents who pay approximately \$1,750,000.00 a year in real estate taxes to the City of Roanoke, he asked that the request for rezoning be denied.

Ms. Evelyn Wilson, 3820 Keagy Road, S. W., owner of property adjacent to the property which is the subject of the proposed rezoning, advised that she purchased the property in 1952 and has resided in the house since 1959. She spoke against the proposed rezoning for the following reasons:

- A large number of trees have been planted for privacy purposes which will be destroyed, or partially destroyed, by building excavation.
- The trees provide a buffer between her property and noise from Lewis Gale Hospital.
- There will be an increase in traffic and a decrease in property values.

She requested that residents of the area be allowed to live in peace and privacy without the addition of more businesses.

Paul Glassbrenner, 5221 Medmont Circle, S. W., President of the Medmont Lake Neighborhood Association, and owner of property abutting the southeast side of the petitioner's property, spoke in opposition to the request for rezoning. He stated that the 1986 Roanoke Vision Plan and the Vision 2001-2020 Plan advocates preservation and enhancement of existing neighborhoods and recommends efforts to support neighborhood preservation. He advised that the Greater Deyerle Neighborhood Plan, adopted by Council in 1990, states that the neighborhood is a stable, residential community and that good quality housing plays a major role in the City's economic health; and the Plan also states that the City encourages the maintenance of stable neighborhoods, which is reflected in the above average property taxes paid by property owners in the area. He added that in 1976, residents petitioned the City of Roanoke to annex the area from Roanoke County because it was believed that the City would provide the neighborhood with better services and improve the quality of life, and since annexation, residents have chosen to live in the area because of the natural beauty and the rural atmosphere of surrounding neighborhoods. He stated that residents are concerned about the quality of life that they have chosen for their families, and the possible commercialization of Keagy Road, which will decrease property values and negatively impact their quality of life. He advised that under consideration by Council is not a project that will save the City of Roanoke from financial ruin, or a project that will have great humanitarian value, but the case of

a doctor whose office is currently within walking distance of a hospital who wants the convenience of walking across the street from his office to Lewis Gale Hospital. He called attention to other large and open space lots in the area and expressed concern that there could be future efforts to commercialize Keagy Road. He referred to an agreement between the City of Roanoke and the Greater Deverle Neighborhood Association with regard to mitigating traffic volumes in the area when such exceed a preset volume; since the agreement was entered into traffic counts have exceeded the pre set volume for the last four out of six traffic counts; and the City's Traffic Department has provided an estimated traffic count of an additional 300 cars per day if the request for rezoning is approved which will push traffic volumes well beyond the 25 per cent level. He stated that additional traffic will cause vehicles to back up further on Keagy Road, making it more difficult for residents to exit on Keagy Road. In closing, he advised that the proposed development brings nothing beneficial to the neighborhood, but will be detrimental to the neighborhood by encouraging further commercialization along Keagy Road; the rezoning will decrease property values: Keagy Road does not meet the commercial village definition as described in the Vision 2001–2020 Comprehensive Plan; the proposed rezoning would be in violation of the Greater Deverle Neighborhood Plan, and most importantly, the rezoning would represent spot zoning. On behalf of the Medmont Lake Neighborhood Association, he requested that the property remain residential.

Mr. John Bolosin, 5312 Medmont Circle, S. W., spoke against the request for rezoning and cited a decrease in property values. He called attention to over \$2 million of taxable, residential income in the area, compared to a building that could cost in the range of \$700,000.00 – \$800,000.00, therefore, property owners pay more than two and one half times the benefit to the City of Roanoke in tax revenues. He added that there is no justification for the proposed rezoning, residents were previously promised by Council that the City would help to maintain the residential character of the neighborhood; and residents have invested over \$2 million in residential improvements and are concerned that the proposed commercial building will decrease the value of their property and lead to more commercialization of Keagy Road.

Mr. David Harrison, 5305 Medmont Circle, S. W., expressed concern in regard to the "domino" affect that the proposed rezoning could have on the neighborhood. He referred to the City's Vision 2001–2020 Comprehensive Plan, the Greater Deyerle Neighborhood Plan and a contract between the City of Roanoke and the Greater Deyerle Neighborhood Association. He stated that the proposed rezoning is not in conformance with the City's Vision 2001–2020 Plan, and advised that whether the request is for a nicely designed commercial building appropriate for a commercial lot is not the issue, rather the issue is whether property that is currently classified as residential should be rezoned.

He referred to an existing agreement between the City of Roanoke and the Greater Deyerle Neighborhood Association with regard to traffic on Keagy Road which requires the City to discuss mitigating measures with the neighborhood if traffic increases 25 per cent above 1989 levels; in three of the past six years, traffic has exceeded the 25 per cent level, yet no discussions have been held in regard to mitigating traffic, and the development proposed by the petitioner will increase traffic. He also expressed concern with regard to noise and a decrease in property values and requested that the petition for rezoning be denied by Council.

Troy Smith, 3749 Chesterton Street, S. W., Vice President, Greater Deyerle Neighborhood Association, advised that City Council has been a partner with the neighborhood for many years; the City Planning Commission was aware of the existing partnership and voted unanimously to deny the request for rezoning; therefore, it is requested that Council continue to be a partner with the Greater Deyerle Neighborhood Association and deny the request for rezoning.

There being no further speakers, the Mayor declared the public hearing closed.

It was noted that the City Planning Commission voted to deny the request for rezoning; however, staff recommended in favor of the request; whereupon, the Director of Planning and Community Development was requested to summarize the position of City Planning staff.

R. Brian Townsend, Director, Planning, Building and Development, advised that staff primarily looked at the petition for rezoning in terms of the relative location to the Lewis Gale Hospital complex across Keagy Road; and City staff focused on the fact that a site plan and elevations were proffered, as well as the way that development would be situated on the lot, and the fact that the building was on the street with parking proposed to be slightly over the minimum required at the rear of the building.

There was discussion with regard to a previous undocumented agreement with the neighborhood in connection with approval of a rezoning for Valley Bank, located at the corner of Keagy Road and Route 419, that would prevent further commercial zoning down Keagy Road which was an effort on the part of the City to address concerns of the Medmont Lake Neighborhood Association and the Greater Deyerle Neighborhood Association; the rezoning could lead to more commercialization of the Keagy Road area; an increase in traffic; the appearance and building design of Lewis Gale Hospital and that the corner of Route 419 and Keagy Road is under the jurisdiction of the City of Salem, Roanoke County and the City of Roanoke; the encouragement of more commercial business into the area through a "domino" affect if the rezoning is approved; and quality of life issues for the surrounding neighborhoods.

Following discussion, the above referenced ordinance was lost by the following vote:

AYES: Council Member Wishneff-----1.

NAYS: Council Members Dowe, Fitzpatrick, Lea, McDaniel, and Mayor Harris-----5.

(Council Member Cutler was absent.)

Council Member Wishneff advised that while he was interested in residential growth and an increase in property values, he would support the request for rezoning inasmuch as it could be the end of commercial development along Keagy Road, and the proposed rezoning provides a good transition into the neighborhood, rather than the beginning of a "domino" affect.

BUDGET-CMERP: Pursuant to Resolution No. 25523 adopted by the Council on Monday, April 6, 1981, the City Clerk having advertised a public hearing for Monday, November 15, 2004, at 7:00 p.m., or as soon thereafter as the matter may be heard, on the request of the City of Roanoke to adjust the aggregate amount of the Fiscal Year 2004–2005 Technology Fund Budget, in an amount not to exceed \$716,270.00, in connection with appropriation of funds for the Capital Maintenance and Equipment Replacement Program for Technology, the matter was before the body.

Legal advertisement of the public hearing was published in *The Roanoke Times* on Friday, November 5, 2004, and in *The Roanoke Tribune* on Thursday, November 4, 2004.

A communication from the City Manager advising that the Information Technology Committee (ITC) has completed its review of technology projects and equipment needs throughout the organization and has developed a list of recommendations designed to meet the goals of the Information Technology Strategic Plan; an attachment to the communication provides supporting detail and cost information for each of the needs; and all items will be purchased in accordance with requirements established by Chapter 23.1, Procurement, of the Code of the City of Roanoke, 1979, as amended.

It was further advised that the Department of Technology's Internal Service Fund currently has retained earnings available for appropriation in the amount of \$416,270.00 that can be allocated for technology needs; and additional funding in the amount of \$300,000.00 is available from the following sources:

•	School Fund - Year two of five (a total fund commitment of \$1.5 million for Financial Application Systems Project, which represents a second installment of \$150,000.00 for Year two).	\$150,000.00
•	Current Year Capital Maintenance and Equipment Replacement Program	\$150,000.00
	Total:	\$300,000.00
	The total of all funding sources available for appropriation is	\$716,270.00

The City Manager recommended that Council adopt an ordinance to appropriate funding to new or existing project accounts to be established by the Director of Finance to support strategic technology needs and enhancements.

Mr. Fitzpatrick offered the following ordinance:

(#36901-111504) AN ORDINANCE to appropriate funding to various technology projects, amending and reordaining certain sections of the 2004-2005 General and Department of Technology Funds Appropriations, and dispensing with the second reading by title of this ordinance. (For full text of ordinance, see Ordinance Book No. 69, Page 192.)

Mr. Fitzpatrick moved the adoption of Ordinance No. 36901–111504. The motion was seconded by Mr. Dowe.

The Mayor inquired if there were persons present who would like to speak in connection with the public hearing. There being none, he declared the public hearing closed.

There being no questions or comments by Council Members, Ordinance No. 36901-111504 was adopted by the following vote:

AYES: Mayor Harris			Fitzpatrick,		
NAYS:	None	 		 	 0

(Council Member Cutler was absent.)

HEARING OF CITIZENS UPON PUBLIC MATTERS: The Mayor advised that Council sets this time as a priority for citizens to be heard and matters requiring referral to the City Manager will be referred immediately for response, recommendation or report to Council.

445

CITY MARKET: Mr. Gary Harkrader, 2928 Rosalind Avenue, S. W., spoke with regard to the uniqueness of the City Market Building where merchants and restaurants offer a variety of food choices and wares, which he referred to as "upscale dining on a paper plate". He called attention to numerous store fronts in the downtown area that would be suitable for a Subway restaurant, and encouraged the City to maintain the current unique character of the City Market Building with local specialty type restaurants.

There being no further business, the Mayor declared the Council meeting adjourned at 8:25 p.m.

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ATTEST:

Mary F. Parker City Clerk C. Nelson Harris Mayor



CITY OF ROANOKE OFFICE OF THE MAYOR

215 CHURCH AVENUE, S.W., ROOM 452 ROANOKE, VIRGINIA 24011-1594 TELEPHONE: (540) 853-2444 FAX: (540) 853-1145

January 18, 2005

The Honorable Vice-Mayor and Members of the Roanoke City Council Roanoke, Virginia

Dear Members of Council:

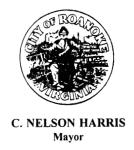
This is to request a Closed Meeting to discuss vacancies on certain authorities, boards, commissions and committees appointed by Council, pursuant to Section 2.2-3711 (A)(1), Code of Virginia (1950), as amended.

Sincerely,

C. Veknettania

C. Nelson Harris Mayor

CNH:snh



CITY OF ROANOKE

CITY COUNCIL

215 Church Avenue, S.W.
Noel C. Taylor Municipal Building, Room 456
Roanoke, Virginia 24011-1536
Telephone: (540) 853-2541
Fax: (540) 853-1145

Council Members:

M. Rupert Cutler Alfred T. Dowe, Jr. Beverly T. Fitzpatrick, Jr. Sherman P. Lea Brenda L. McDaniel Brian J. Wishneff

January 18, 2005

The Honorable Mayor and Members of the Roanoke City Council Roanoke, Virginia

Dear Mayor Harris and Members of Council:

I wish to request a Closed Meeting to discuss the performance of two Council-Appointed Officers, pursuant to Section 2.2-3711 (A)(1), Code of Virginia (1950), as amended.

Sincerely

Alfred T. Dowe, Jr., Chair

City Council Personnel Committee

ATD:snh



CITY OF ROANOKEOFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building 215 Church Avenue, S.W., Room 364 Roanoke, Virginia 24011-1591 Telephone: (540) 853-2333 Fax: (540) 853-1138 CityWeb: www.roanokegov.com

January 18, 2005

The Honorable Mayor and Members of City Council Roanoke, Virginia

Subject: Request for closed meeting

Dear Mayor Harris and Council Members:

This is to request that City Council convene a closed meeting to discuss the disposition of publicly-owned property, where discussion in open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to §2.2-3711.A.3, Code of Virginia (1950), as amended.

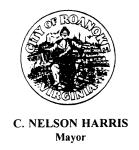
Sincerely,

Darlene L. Burcham City Manager

Julea Ducham

DLB/f

c: William M. Hackworth, City Attorney Jesse A. Hall, Director of Finance Mary F. Parker, City Clerk



CITY OF ROANOKE

CITY COUNCIL

215 Church Avenue, S.W.
Noel C. Taylor Municipal Building, Room 456
Roanoke, Virginia 24011-1536
Telephone: (540) 853-2541
Fax: (540) 853-1145

Council Members:
M. Rupert Cutler
Alfred T. Dowe, Jr.
Beverly T. Fitzpatrick, Jr.
Sherman P. Lea
Brenda L. McDaniel

Brian J. Wishneff

January 18, 2005

The Honorable Members of Roanoke City Council Roanoke, Virginia

Dear Mayor and Members of Council:

We jointly sponsor a request of William D. Elliot, President, Conflict Resolution Center to report on the Center's Community Solutions program at the regular meeting of City Council to be held on Tuesday, January 18, 2005.

Sincerely,

Beverly T. Fitzpatrick, Jr., Vice-Mayor

M. Rupert Cutler, Council Member

BTFjr/MRC:snh

pc: Darlene L. Burcham, City Manager

William M. Hackworth, City Attorney Jesse A. Hall, Director of Finance

Mary F. Parker, City Clerk



CITY OF ROANOKE

CITY COUNCIL

215 Church Avenue, S.W.
Noel C. Taylor Municipal Building, Room 456
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Council Members:
M. Rupert Cutler
Alfred T. Dowe, Jr.
Beverly T. Fitzpatrick, Jr.
Sherman P. Lea
Brenda L. McDaniel
Brian J. Wishneff

January 18, 2005

The Honorable Members of Roanoke City Council Roanoke, Virginia

Dear Members of Council:

We jointly sponsor a request of C. R. Martin, representing the Roanoke City Retirees Association, to address Council with regard to a cost of living increase and a supplemental allowance for health insurance for City retirees who are 65 years of age or older at the regular meeting of City Council on Tuesday, January 18, 2005.

Sincerely,

C. Veknettania

C. Nelson Harris, Mayor

Beverly T. Fitzpatrick, Jr., Vice Mayor

CNH/BTFjr:snh

pc: Darlene L. Burcham, City Manager

William M. Hackworth, City Attorney Jesse A. Hall, Director of Finance

Mary F. Parker, City Clerk



CITY OF ROANOKEOFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building 215 Church Avenue, S.W., Room 364 Roanoke, Virginia 24011-1591 Telephone: (540) 853-2333 Fax: (540) 853-1138 CityWeb: www.roanokegov.com

January 18, 2005

Honorable C. Nelson Harris, Mayor and Members of City Council Roanoke, VA 24011

Dear Mayor Harris and Members of Council:

Subject: Rehabilitation Tax

Abatement

This is to request space on Council's regular agenda for a 20 minute presentation on the above referenced subject.

Respectfully submitted,

Darlene L. Burcham

City Manager

DLB:sm

C: City Attorney
Director of Finance

City Clerk

CITY OF ROANOKEOFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building 215 Church Avenue, S.W., Room 364 Roanoke, Virginia 24011-1591 Telephone: (540) 853-2333 Fax: (540) 853-1138 CityWeb: www.roanokegov.com

January 18, 2005

Honorable C. Nelson Harris, Mayor Honorable Beverly T. Fitzpatrick, Jr., Vice Mayor Honorable M. Rupert Cutler, Council Member Honorable Alfred T. Dowe, Jr., Council Member Honorable Sherman P. Lea, Council Member Honorable Brenda L. McDaniel, Council Member Honorable Brian J. Wishneff, Council Member

Dear Mayor Harris and Members of City Council:

Subject: Resolution Discontinuing Certain Limited Access Features on Wonju Street as a Part of Route 220

On November 18, 2004, the Commonwealth Transportation Board adopted a Resolution which changed the location of the limited access right-of-way line at the interchange of Route 220 and Wonju Street, and also approved the conveyance to the adjacent property owner, developer of the Ivy Market project, of a small portion of VDOT-owned property adjacent to the existing Wonju Street right-of-way at that same location. This action was taken in response to a request by the developer of the Ivy Market Project in order to provide vehicular access to the site from Wonju Street between the Route 220 interchange and Franklin Road.

In order for the change in the limited access limits to be effective, and the conveyance of land to be executed by the Commonwealth Transportation Commissioner, the City of Roanoke must take formal action discontinuing such limited access features in accordance with Section 33.1-58 of the Code of Virginia (1950), as amended.

Mayor Harris and Members of City Council January 18, 2005 Page 2

Recommended Action:

Adopt the attached Resolution discontinuing the limited access features along a portion of Wonju Street as part of Route 220.

Respectfully submitted,

Darlene L. Burcham

City Manager

DLB:slm

c: Mary F. Parker, City Clerk
William M. Hackworth, City Attorney
Jesse A. Hall, Director of Finance
Robert Bengtson, Director of Public Works
Brian Townsend, Director of Planning Building and Development

CM04-00209



COMMONWEALTH of VIRGINIA

COMMONWEALTH TRANSPORTATION BOARD
1401 East Broad Street
RICHMOND, VIRGINIA 23219

WHITTINGTON W. CILEMENT CHAIRMAN

10:40

Aganda item# 1

RESOLUTION OF THE COMMONWEALTH TRANSPORTATION BOARD

May 20, 2004

MOTION

Made By: Mr. Martin Seconded By: Mr. Bailey Action: Motion Carried

Fitle: Access - Limited Control Changes - Wonju Street as a Part of Route 220 - City of Roanoke

WHEREAS, Route 220 and a portion of Relocated 23rd Street (Present Wonju Street), as a part of the said Route 220, State Highway Project 6220-128-105, PE-101, RW-201, C-503 (within original C-501) in the City of Roanoke, was designated as a Limited Access Highway by the Highway Commission, predecessor of the Commonwealth Transportation Board, on May 19, 1972; and

WHEREAS, in connection with the said Route 220 project, the Commonwealth acquired for the said Relocated 23rd Street (Present Wonju Street) certain limited access control rights from Edna Quinn Miller, et al, by deed dated March 3, 1976, recorded in Deed Book 1376, Page 410; and

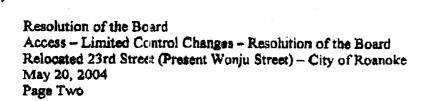
WHEREAS, the project has been open to traffic for more than five years; and

WHEREAS, the land along the east right of way and limited access line of said Relocated 23rd Street (Present Wonju Street) is being developed; and

WHEREAS, the developer has identified a need for a break in limited access control for access to the said Relocated 23rd Street (Present Wonju Street); and

WHEREAS, the developer has requested a limited access control break of a maximum of 100 fact be established on and along the east right of way and limited access line of the said Eclocated 23rd Street (Present Wonju Street) between approximate Station 37+18 (Relocated 23rd Street [Present Wonju Street] centerline) and approximate Station 39+00 (Relocated 23rd Street [Present Wonju Street] centerline), with all turning movements, signalization, etc. controlled by the City as the street is in its street system; and

12/05/04



WHEREAS, the Department and City of Roanoke staff have determined that the said changes are appropriate from a safety and traffic control standpoint; and

WHEREAS, the developer has addressed environmental considerations; and

WHEREAS, a public notice has been posted with no comment to date; and

WHEREAS, all costs of engineering and construction, including all necessary safety improvements, will be borne by others; and

WHEREAS, the developer shall pay just compensation to the Department in consideration of the proposed limited access control changes, this amount to be determined by the Department; and

WEIEREAS, upon completion and acceptance, all work, roadway construction, improvements and equipment will become the property of the Commonwealth.

NOW, THEREFORE in accordance with the provisions of Section 33.1-58 of the Code of Virginia (1950), as amended, the Commonwealth Transportation Board hereby approves the said limited access control changes as set forth and subject to the above referred to conditions. The Commonwealth Transportation Commissioner is hereby authorized to execute any and all documents needed to comply with this resolution.



COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

Whitington W. Clement Chairman

1401 East Broad Street - Policy Division - CTB Section - #1106 Richmond, Virginia 23219

(804) 786-3090 Pasi (804) 225-4700

Azenda item # 6

RESOLUTION OF THE COMMONWEALTH TRANSPORTATION BOARD

November 18, 2004

MOTION

Mails By: Mr. Martin Seconded By: Mr. White Action: Motion Carried, Unanimously

Tigle: Limited Access Change and Land Conveyance Woniu Street as a part of Route 220 - City of Rosnoke

WHEREAS, Route 220 and a portion of Relocated 23rd Street (Present Wonju Street), as a part of said Route 220, State Highway Projects 0220-128-102, RW-202 and 6220-128-105, RW-201, in the City of Roanoke, was designated as a Limited Access Highway by the State Highway Commission, predecessor of the Commonwealth Transportation Board, on March 7, 1968 and May 19, 1972; and

WHEREAS, in connection with Route 220, State Highway Project 0220-128-102, RW-202, the Commonwealth acquired certain lands and limited access rights from Stuart A. Barbour, et al., by deed dated January 27, 1971, recorded in Deed Book 1291, Page 604, in the Office of the Clerk of the Circuit Court of the City of Roanoke; and

WHEREAS, in connection with Route 220, State Highway Project 6220-128-105, RW-201, the Commonwealth acquired certain lands and limited access rights from Edna Quinn Miller, et al., by deed dated March 3, 1976, recorded in Deed Book 1376, Page 410, in the Office of the Clerk of the Circuit Court of the City of Roanoke; and

WHEREAS, the Commonwealth Transportation Commissioner has certified in writing that the land containing 13,373 square feet, more or less, and lying east of and adjacent to the proposed and existing right of way and limited access line of present Wonju Street, (Relocated 23r Street), from a point 95.81 feet opposite Station 34+23.57 (present Wonju Street centerline) to a point 70 feet opposite approximate Station 39+00 (present Wonju Street centerline) was acquired incidental to the construction, reconstruction, alteration, maintenance and repair of

12:48

Resolution of the Board
Limited Access Change and Land Conveyance
Wonju Street as a part of Route 220
City of Roanoke
November 18, 2004
Page Two

Route 220 and does not constitute a section of the public road and is deemed by him no longer necessary for the uses of the State Highway System; and

WHEREAS, the conveyance of the said surplus land will require a change in the east existing right of way and limited access line between approximate Station 34-+-18 to Station 39+00 (Relocated 23rd Street centerline) from a point 125 feet opposite approximate Station 34+ 18 to a point 70 feet opposite approximate Station 39+00 along the existing limited access line shifting the limited access line west to a point 95.81 first opposite approximate Station 34+23.57 (present Wonju Street centerline) to a point 70 feet opposite approximate Station 39+00 (Relocated 23rd Street centerline), which intersects the existing limited access line; and

WHEREAS, the adjacent landowner has requested that the surplus land be conveyed.

NOW, THEREFORE, in accordance with the provisions of Section 33.1-:58 and Section 33.1149 of the Code of Virginia (1950), as amended, the Commonwealth Transportation Board hereby approves the said limited access change and conveyance of the said land, so certified, and the Commonwealth Transportation Commissioner is hereby authorized to execute, in the name of the Commonwealth, a deed conveying the land for a consideration satisfactory to the Director of Right of Way and Utilities, subject to such restrictions as may be deemed appropriate and any and all required documents needed to comply with this resolution.

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LIS > Code of Virginia > 33.1-58

Page 1 of 1

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§ 33.1-58. Power and authority of Board.

The Commonwealth Transportation Board may plan, designate, acquire, open, construct, reconstruct, improve, maintain, discontinue, abandon and regulate the use of limited access highways, in the same manner in which it is now or may be authorized to plan, designate, acquire, open, construct, reconstruct, improve, maintain, discontinue, abandon and regulate the use of other highways within this Commonwealth. The Board shall also have any and all other additional authority and power relative to other highways, which shall include the right to acquire by purchase, eminent domain, grant or dedication title to such lands or rights-of-way for such limited access highways.

Notwithstanding any other provisions of this Code, any highway, street, or portion thereof, to which access rights of abutters have been acquired by the Commonwealth Transportation Board and which is subsequently incorporated into the street system of a city or town by any method, shall remain limited access until and unless the governing body of the city or town, after securing the approval of the Commonwealth Transportation Board, acts to discontinue such limited access feature.

(Code 1950, § 33-38; 1950, p. 476; 1962, c. 348; 1970, c. 322.)

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IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

A RESOLUTION discontinuing the limited access feature along a portion of Wonju Street as part of Route 220, pursuant to §33.1-58, Code of Virginia (1950), as amended.

WHEREAS, Route 220 and a portion of Relocated 23rd Street (present Wonju Street), as a part of such Route 220, State Highway Projects 0220-128-102, RW-202 and 6220-128-105, RW-201, in the City of Roanoke, were designated as Limited Access Highways by the State Highway Commission, predecessor of the Commonwealth Transportation Board ("Board"), on March 7, 1968, and May 19, 1972;

WHEREAS, in connection with the above-referenced projects, the Commonwealth acquired certain lands and limited access rights;

WHEREAS, the Board has stated by resolution that the Commonwealth Transportation Commissioner ("Commissioner") has certified in writing that a certain 13,373 square feet, more or less, of the land referenced above and lying east of and adjacent to present Wonju Street does not constitute a section of the public road and was deemed by the Commissioner as no longer necessary for the uses of the State Highway System; and

WHEREAS, by Resolution dated November 18, 2004, the Board approved a change in the limited access feature along a portion of Wonju Street, such change and the affected portion of Wonju Street described in more detail in the Resolution dated November 18, 2004.

THEREFORE, BE IT RESOLVED by the Council of the City of Roanoke as follows:

1. City Council hereby discontinues the limited access feature along a portion of Wonju Street as part of Route 220, pursuant to §33.1-58, Code of Virginia (1950), as amended, such portion

more particularly described in the Resolution of the Commonwealth Transportation Board dated November 18, 2004, all of which is more particularly described in the attachment to the City Manager's letter dated January 18, 2005, to this Council.

2. The City Clerk is directed to transmit an attested copy of this resolution to the Commonwealth Transportation Commissioner.

ATTEST:

City Clerk.



CITY OF ROANOKEOFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building 215 Church Avenue, S.W., Room 364 Roanoke, Virginia 24011-1591 Telephone: (540) 853-2333 Fax: (540) 853-1138 CityWeb: www.roanokegov.com

January 18, 2005

Honorable C. Nelson Harris, Mayor Honorable Beverly T. Fitzpatrick, Jr., Vice Mayor Honorable M. Rupert Cutler, Council Member Honorable Alfred T. Dowe, Jr., Council Member Honorable Sherman P. Lea, Council Member Honorable Brenda L. McDaniel, Council Member Honorable Brian J. Wishneff, Council Member

Dear Mayor Harris and Members of City Council:

Subject:

Fire Programs Grant

Background:

The Fire Programs Fund was established by the General Assembly effective October 4, 1985, pursuant to section 38.1-44.1 of the Code of Virginia. The sunset clause requiring expiration of this fund July 1, 1990 was removed; thus, the City's annual allocation of state funds will continue indefinitely.

Program guidelines require that funds received are non-supplanting and may not be used to replace existing local funding. Funds must be used in accordance with the provisions established by the State Department of Fire Programs.

The City of Roanoke's allocation of \$186,914.76 was deposited into account 035-520-3235-3235 from the Department of Fire Programs.

Considerations:

The City's portion of the Roanoke Regional Fire-EMS Training Center debt service is \$60,000, which is paid annually from this revenue source.

City Council action is needed to formally accept and appropriate these funds, and authorize the Director of Finance to establish revenue estimates and appropriate accounts in the Grant Fund to purchase equipment and supplies in accordance with provisions of this program.

The Honorable Mayor and Members of Council January 3, 2005 Page 2

Recommended Action:

Authorize the City Manager to accept the grant, to accept and file any documents setting forth the conditions of the FY2005 Fire Programs Funds Grant, to furnish such additional information as may be required and appropriate grant funds of \$186,914 with corresponding revenue estimates in accounts established by the Director of Finance in the Grant Fund.

Respectfully submitted,

Darlene L. Burcham

City Manager

DLB:jsf

c: Mary F. Parker, City Clerk
William M. Hackworth, City Attorney
Jesse A. Hall, Director of Finance
George C. Snead, Assistant City Manager for Operations
James Grigsby, Fire-EMS Chief

CM04-00213



IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

AN ORDINANCE to appropriate funds for the Fire Program Grant, amending and reordaining certain sections of the 2004-2005 Grant Fund Appropriations, and dispensing with the second reading by title of this ordinance.

BE IT ORDAINED by the Council of the City of Roanoke that the following sections of the 2004-2005 Grant Fund Appropriations be, and the same are hereby, amended and reordained to read and provide as follows:

035-520-3235-2035	\$ 61,915
035-520-3235-2044	10,000
035-520-3235-2064	50,000
035-520-3235-2065	5,000
035-520-3235-9073	60,000
	·
035-520-3235-3235	186,915
	035-520-3235-2044 035-520-3235-2064 035-520-3235-2065 035-520-3235-9073

Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.

J45

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

A RESOLUTION authorizing the acceptance of the FY2005 Fire Programs Funds Grant made to the City of Roanoke by the Virginia Department of Fire Programs and authorizing the execution and filing by the City Manager of any documents required by the grant.

BE IT RESOLVED by the Council of the City of Roanoke that:

- 1. The City of Roanoke hereby accepts the offer made by the Virginia Department of Fire Programs of the FY2005 Fire Programs Funds Grant in the amount of \$186,914.76.
- 2. The City Manager or the Assistant City Manager for Operations is hereby authorized to accept, execute, deliver and file on behalf of the City, after approval by the City Attorney, any documents required by the FY2005 Fire Programs Funds Grant.
- 3. The City Manager or the Assistant City Manager for Operations is further directed to furnish such additional information as may be required by the Virginia Department of Fire Programs in connection with the City's acceptance of the foregoing grant or with such project.

ATTEST:

City Clerk



CITY OF ROANOKEOFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building 215 Church Avenue, S.W., Room 364 Roanoke, Virginia 24011-1591 Telephone: (540) 853-2333 Fax: (540) 853-1138 CityWeb: www.roanokegov.com

January 18, 2005

Honorable C. Nelson Harris, Mayor Honorable, Beverly T. Fitzpatrick, Jr., Vice Mayor Honorable Dr. M. Rupert Cutler, Council Member Honorable Alfred T. Dowe, Jr., Council Member Honorable Sherman P. Lea, Council Member Honorable Brenda L. McDaniel, Council Member Honorable Brian J. Wishneff, Council Member

Dear Mayor Harris and Members of City Council:

Subject: Appropriation of Funds for Transportation Projects

Background:

During Council's December briefing session the Transportation Division staff shared information on potential transportation projects which included the following:

Aviation Drive and Towne Square Boulevard. The proposed improvement will signalize and align the airport's entrance opposite Towne Square Boulevard and will facilitate westbound travel and turning movements on Towne Square Boulevard at Aviation Drive. Allowing westbound movements on Towne Square Boulevard and aligning the Airport's entrance at a signalized intersection is expected to relieve traffic congestion in the vicinity of Hershberger Road and will help clear up the motorists' confusion that exists between Thirlane Road and the Airport's main entrance. The planning level cost estimate for the project is \$1 million; however, funding of \$250,000 would enable preliminary engineering work to begin and would help facilitate potential private funding from businesses within the vicinity of the project.

<u>Huff Lane Streetscape Improvements</u>. This project would improve the streetscape and add parking to Huff Lane between Cornell Drive and

Mayor Harris and Members of City Council January 18, 2005 Page 2

Avalon Avenue. The project will improve the neighborhood environment by reducing traffic speeds and providing additional parking for the recreation facilities along Huff Lane. The reduction in speed will be facilitated by a narrowing of the existing travel lanes and the addition of on-street angled parking. The corresponding reductions in traffic speeds will improve the safety of pedestrians visiting the school and recreation facility along Huff Lane. The additional parking will reduce the parking demand within the neighborhood during athletic events at the ball fields. We are ready to proceed toward design and implementation of the project. It has an estimated implementation cost of \$250,000.

Funding for each of these projects is available in existing Capital Projects Fund accounts and may be transferred to establish budgets for these projects.

Recommended Action:

City Council transfer funding of \$250,000 from the existing account, VDOT Highway Projects (008-530-9803) to an account to be established by the Director of Finance in the Capital Projects Fund entitled "Aviation & Towne Square Boulevard Improvements".

City Council transfer funding of \$150,000 from the existing account, VDOT Highway Projects (008-530-9803), and funding of \$100,000 from the existing account, Roadway Safety Improvement Program (008-052-9606), to an account to be established by the Director of Finance in the Capital Projects Fund entitled "Huff Lane Streetscape Improvements".

Respectfully submitted,

Darlene L. Burcham City Manager

DLB/KHK

Mary F. Parker, City Clerk
William M. Hackworth, City Attorney
Jesse A. Hall, Director of Finance
Robert K. Bengtson, P.E., Director of Public Works
Kenneth H. King, Jr., P.E., Transportation Division Manager
Sherman M. Stovall, Director of Management and Budget



IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

AN ORDINANCE to transfer funding for Aviation Drive, Towne Square Boulevard and Huff Lane Streetscape Improvements Projects, amending and reordaining certain sections of the 2004-2005 Capital Projects Fund Appropriations, and dispensing with the second reading by title of this ordinance.

BE IT ORDAINED by the Council of the City of Roanoke that the following sections of the 2004-2005 Capital Projects Fund Appropriations be, and the same are hereby, amended and reordained to read and provide as follows:

Appropriations

Appropriated from General Revenue	008-530-9830-9003	\$ 250,000
Appropriated from General Revenue	008-530-9831-9003	160,000
Appropriated from 1999 Bond Funds	008-530-9831-9001	90,000
Appropriated from General Revenue	008-530-9803-9003	(310,000)
Appropriated from 1999 Bond Funds	008-530-9803-9001	(90,000)
Appropriated from General Revenue	008-052-9606-9003	(100,000)

Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.



CITY OF ROANOKEOFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building 215 Church Avenue, S.W., Room 364 Roanoke, Virginia 24011-1591 Telephone: (540) 853-2333 Fax: (540) 853-1138 CityWeb: www.roanokegov.com

January 18, 2005

Honorable C. Nelson Harris, Mayor Honorable Beverly T. Fitzpatrick, Jr., Vice Mayor Honorable Dr. M. Rupert Cutler, Council Member Honorable Alfred T. Dowe, Jr., Council Member Honorable Sherman P. Lea, Council Member Honorable Brian J. Wishneff, Council Member

Dear Mayor Harris and Members of City Council:

Subject: State Inventory for State Maintenance Payment Eligibility

Background:

Section 33.1 - 41.1 of the Code of Virginia establishes the eligibility criteria of localities for receiving funds from the Virginia Department of Transportation (VDOT) for street maintenance. It specifies two functional classifications of roadways (Principal/Minor Arterials and Collector/Locals) and establishes a base payment rate per lane mile for each classification or roadway. These rates are adjusted annually by VDOT based upon a statewide maintenance index of unit costs for labor, equipment and materials used by VDOT on roads and bridges.

City eligibility for fiscal year 2004-2005 is approximately \$9,835,330 in street maintenance payments from VDOT. These funds are used for eligible maintenance expenditures that the City incurs for streets, sidewalks, curb and gutter, traffic signals, bridges, signs and pavement markings.

Considerations:

City staff has found that the attached list of streets that have not previously been identified for VDOT funding should be submitted to VDOT to enable their eligibility for payment in the next fiscal year. Approval of these additions to

Honorable Mayor and Members of City Council January 18, 2005 Page 2

the street inventory is expected to increase street maintenance payments to the City by approximately \$15,527 at current year payment rates. Recommendation:

City Council authorizes the City Manager to submit the attached list of streets to the Virginia Department of Transportation for approval by the Commonwealth Transportation Board to enable State Maintenance Payment eligibility.

Respectfully submitted,

Darlene L. Burcham City Manager

DLB/MDJ/gpe

Attachments

Mary F. Parker, City Clerk
William M. Hackworth, City Attorney
Jesse A. Hall, Director of Finance
Robert K. Bengtson, P.E., Director of Public Works
Kenneth H. King Jr., P.E., Manager, Division of Transportation

CM05-00002

Form U-1 (Rev. 1-1-87)

URBAN DIVISION Page 1 of 2 VDOT

Request for Street Additions or Deletions For Municipal Assistance Payments

Section 33.1 - 41.1 Code of Virginia

Municipality: City of Roanoke

Additions:

		Termini						
Street Name (Route Number)	From	То	R/W Width (ft)	Pavement Width (ft)	Centerline Miles	Number of lanes	Lane Miles	Func. Class (TPD Use Only)
Aspen Grove Court	Aspen St.	Dead End	50	30	0.10	2	0.20	
Becky's Place	Lake Drive	Dead End	40	28	0.09	2	0.18	
Blaney Avenue	Dupree St.	Downing St.	50	32	0.05	2	0.10	
Blaney Avenue	Downing St.	Dunbar St.	50	32	0.04	2	0.08	
Blue Hills Circle	Blue Hills Dr.	Dead End	60	40	0.38	2	0.76	
Blue Hills Drive	Orange Ave.	Dead End	120	54	1.40	4	5.60	
Blue Ridge Drive	Aerial Way Dr.	Dead End	60	28	0.26	2	0.52	
Bunche Drive	Gandy Dr.	Dead End	50	28	0.05	2	0.10	
Crawley Street	Liberty Rd.	Dead End	30	28	0.05	2	0.10	,
Draper Road	Route 220 S	Old Rocky Mnt Rd.	50	22	0.17	2	0.34	
Dupree Ext.	Liberty Rd.	Gandy Dr.	40	20	0.07	1	0.07	
Gayle Street	Liberty Rd.	Dead End	38	20	0.05	1	0.05	
Memorial Avenue	Roanoke Ave.	Winborne St.	60	43	0.35	2	0.70	
Memorial Avenue Bridge	13th St	Roanoke Ave.	60	40	0.16	2	0.32	
Municipal Road	Aviation Dr.	Airport Rd.	45	22	0.29	2	0.58	
North Gandy Road	Gandy Dr.	Liberty Rd	50	28	0.05	2	0.10	
Old Rocky Mount Road	Route 220 S	SCL	50	21	1.07	2	2.14	
							11 0/	

11.94

Form U-1 (Rev. 1-1-87)

URBAN DIVISION VDOT

Request for Street Additions or Deletions For Municipal Assistance Payments

Section 33.1 - 41.1 Code of Virginia

Municipality: City of Roanoke

Page 2 of 2

Deletions:

		Termini						
Street Name (Route Number)	From	То	R/W Width (ft)	Pavement Width (ft)	Centerline Miles	Number of lanes	Lane Miles	Func. Class (TPD Use Only)
Blue Hills Circle	Blue Hills Dr.	Dead End		40	0.35	2	0.70	
Blue Hills Drive	Orange Ave.	Dead End		54	1.15	4	4.60	
Bunche Drive	Gandy Dr.	Dead End		26	0.08	2	0.16	
Gilmer Avenue	4th St. NE	Dead End		40	0.05	2	0.10	
Memorial Avenue	Roanoke Ave.	Winborne St.		43	0.35	4	1.40	
Memorial Avenue Bridge	13th St	Roanoke Ave.		40	0.16	4	0.64	
Old Rocky Mount Road	Route 220 S	SCL		21	0.90	2	1.80	
					· · · · · · · · · · · · · · · · · · ·		9.40	

Signed:			Signed:		
•	Darlene L. Burcham, City Manager	Date		VDOT Resident Engineer	Date
			Classified by:		
			·	VDOT TPD Engineer	Date



IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

A RESOLUTION authorizing the City Manager to submit a street inventory for State maintenance payment eligibility to the Virginia Department of Transportation ("VDOT"), upon forms prescribed by VDOT for approval by the Commonwealth Transportation Board, in order to ensure the City's eligibility for State maintenance funds.

WHEREAS, Section 33.1-41.1 of the Code of Virginia (1950), as amended, established eligibility criteria for localities for receiving funds from VDOT for street maintenance purposes; and

WHEREAS, inventory additions and deletions must be submitted to VDOT in order to be eligible for payment.

THEREFORE, BE IT RESOLVED by the Council of the City of Roanoke that the City Manager is authorized to submit inventory additions and deletions to VDOT for approval by the Commonwealth Transportation Board in order to enable the City's eligibility for State street maintenance funds, as set forth in the City Manager's letter dated January 18, 2005, to this Council

ATTEST:

City Clerk.



CITY OF ROANOKEOFFICE OF THE CITY MANAGER

Noel C. Taylor Municipal Building 215 Church Avenue, S.W., Room 364 Roanoke, Virginia 24011-1591 Telephone: (540) 853-2333 Fax: (540) 853-1138 CityWeb: www.roanokegov.com

January 18, 2005

Honorable C. Nelson Harris, Mayor Honorable Beverly T. Fitzpatrick, Jr., Vice Mayor Honorable M. Rupert Cutler, Council Member Honorable Alfred T. Dowe, Jr., Council Member Honorable Sherman P. Lea, Council Member Honorable Brenda L. McDaniel, Council Member Honorable Brian J. Wishneff, Council Member

Dear Mayor Harris and Members of City Council:

Subject: Tea-21 Enhancement Grant for

Roanoke River Greenway

Background:

The City of Roanoke was previously notified by VDOT that a \$200,000 transportation enhancement grant had been approved for the Roanoke River Greenway, through the Transportation Equity Act for the 21st Century (TEA-21). Appropriate documents have been forwarded to City of Roanoke staff and a project development agreement must now be executed between the City of Roanoke and VDOT, which will define the responsibilities of each party for this project. Funds would be applied to a portion of Phase 2 of the Roanoke River Greenway Project (Wasena Park to City of Salem). The City will be responsible for the match requirement of \$50,000 which is available in the Greenway Project Account (008-620-9753). The \$200,000 of TEA-21 Enhancement funds need to be appropriated to the project account.

Recommended Action:

Appropriate \$200,000 to the Greenway Project Account (008-620-9753). Establish a revenue estimate of the same for TEA-21 Enhancement funds to be funded by VDOT.

Authorize the City Manager to execute the agreement with the Virginia Department of Transportation.

Respectfully submitted,

Darlene L. Burcham

City Manager

Honorable Mayor and Members of City Council January 18, 2005 Page 2

DLB/RKB/gpe

Mary F. Parker, City Clerk William M. Hackworth, City Attorney Jesse A. Hall, Director of Finance Robert K. Bengtson, P.E., Director of Public Works

CM05-00001

MYS

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

AN ORDINANCE to appropriate TEA-21 Enhancement Grant funding to be provided by VDOT for the Roanoke River Greenway Project, amending and reordaining certain sections of the 2004-2005 Capital Projects Fund Appropriations, and dispensing with the second reading by title of this ordinance.

BE IT ORDAINED by the Council of the City of Roanoke that the following sections of the 2004-2005 Capital Projects Fund Appropriations be, and the same are hereby, amended and reordained to read and provide as follows:

Appropriations

Appropriated from State Grant Funds 008-620-9753-9007 \$ 200,000

Revenues

Roanoke River Greenway – TEA21 008-620-9753-9912 200,000

Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.



IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

A RESOLUTION requesting that the Commonwealth Transportation Board establish an enhancement project for the Roanoke River Greenway.

WHEREAS, in accordance with the Commonwealth Transportation Board's construction allocation procedures, it is necessary that a request by resolution be received from the local government in order that the Virginia Department of Transportation program an enhancement project in the City of Roanoke; and

WHEREAS, the Council of the City of Roanoke supports the development of Phase 2 of the Roanoke River Greenway Project (Wasena Park to City of Salem).

THEREFORE, BE IT RESOLVED by the Council of the City of Roanoke that:

- 1. The City hereby endorses and requests that the Commonwealth Transportation Board establish a project for the development of Phase 2 of the Roanoke River Greenway Project (Wasena Park to City of Salem), such project being more particularly described in the City Manager's letter dated January 18, 2005, to City Council.
- 2. Pursuant to the Transportation Equity Act for the 21st Century, the City hereby agrees to be responsible for the match requirement of \$50,000.00 for the development of Phase 2 of the Roanoke River Greenway Project (Wasena Park to City of Salem) and that if the City subsequently elects to cancel this project, the City hereby agrees to reimburse the Virginia Department of Transportation (the "Department") for the total amount of the costs expended by the Department through the date the Department is notified of such cancellation.

3. The City Manager and the City Clerk are hereby authorized on behalf of the City to execute and attest, respectively, all necessary and appropriate agreements with the Department providing for the programming of such project, such agreements to be in such form as is approved by the City Attorney.

4. The City Clerk is directed to forward a copy of this resolution to the appropriate officials at the Commonwealth Transportation Board.

ATTEST:

City Clerk.



CITY OF ROANOKE OFFICE OF THE CITY CLERK

215 Church Avenue, S.W., Room 456 Roanoke, Virginia 24011-1536 Telephone: (540) 853-2541

Fax: (540) 853-1145 E-mail: clerk@ci.roanoke.va.us

STEPHANIE M. MOON, CMC Deputy City Clerk

SHEILA N. HARTMAN Assistant City Clerk

January 18, 2005

File #467

The Honorable Mayor and Members of the Roanoke City Council Roanoke, Virginia

Dear Mayor Harris and Members of Council:

Pursuant to Chapter 9, Education, Code of the City of Roanoke (1979), as amended, establishing a procedure for the election of School Trustees, this is to advise you that the terms of office of Robert J. Sparrow and William H. Lindsey will expire on June 30, 2005.

Pursuant to Section 9-16, Code of the City of Roanoke (1979), as amended, on or before February 15 of each year, Council shall announce its intention to elect Trustees of the Roanoke City School Board for terms commencing July 1 through (1) public announcement of such intention at two consecutive regular sessions of the Council and (2) advertisement of such intention in a newspaper of general circulation in the City twice a week for two consecutive weeks.

Section 9-17 of the City Code provides that applications must be filed in the City Clerk's Office by March 10 of each year. Applications will be available in the City Clerk's Office and may be obtained between the hours of 8:00 a.m., and 5:00 p.m., Monday through Friday, or applications may be completed online at the City of Roanoke's web page www.roanokeva.gov. Information describing the duties and responsibilities of School Trustees may be obtained in the City Clerk's Office, or by accessing www.roanokeva.gov/DeptApps/CouncilBodies.

With kindest regards, I am

Sincerely,

hang J. Parker Mary F. Parker, CMC

City Clerk



JESSE A. HALL Director of Finance email: jesse_hall@ci.roanoke.va.us

CITY OF ROANOKE DEPARTMENT OF FINANCE

215 Church Avenue, S.W., Room 461 P.O. Box 1220 Roanoke, Virginia 24006-1220 Telephone: (540) 853-2821 Fax: (540) 853-6142

ANN H. SHAWVER

Deputy Director

email: ann_shawver@ci.roanoke.va.us

January 18, 2005

Honorable Mayor and Members of City Council Roanoke, Virginia

Dear Mayor and Members of Council:

Subject: Real Estate Reassessment Process

The purpose of this letter is to reserve space on Council's regular agenda at 2:00 p.m., on January 18, 2005, for a 15-minute briefing on the above referenced subject.

Sincerely,

Jesse A. Hall Director of Finance

gesse A. Hall

JAH:ca

c: Darlene L. Burcham, City Manager William M. Hackworth, City Attorney



City School Board P.O. Box 13145, Roanoke, Virginia 24031 • 540-853-2381 • Fax: 540-853-2951

January 18, 2005

The Honorable C. Nelson Harris, Mayor and Members of Roanoke City Council Roanoke, VA 24011

Dear Members of Council:

As the result of official School Board action at its meeting on January 11, the Board respectfully requests City Council to appropriate the following funds:

- \$15,000.00 for the Chess Program to pay for chess materials and tournament participation costs. This continuing program has received a private donation.
- \$1,000.00 for the Autism Spectrum Disorders program to fund supplies for professional development activities related to autism spectrum disorders. This new program will be reimbursed one hundred percent by federal funds.
- \$162,543.00 for the Blue Ridge Technical Academy to provide a business and technical training program for a diverse population of students. This appropriation represents the final allocation of FY04-05 local match funds for this continuing program.
- \$1,600.000.00 for Fallon Park Elementary School improvements including electrical, heating, ventilation, and air conditioning upgrades. Funding will be provided from the Virginia Literary Fund and from Qualified Zone Academy Bonds.
- \$3,850,000.00 for the Westside Elementary School renovation project. The funds will be used for the construction of renovations and additions. Funding will be provided from the Virginia Literary Fund.
- \$186,000.00 for the design of heating and air conditioning system upgrades for Raleigh Court and Monterey Elementary Schools. Funding will be provided from Capital Project Reserve Funds.

Members of City Council Page 2 January 18, 2005

• \$130,500.00 for the Preschool Incentive program to provide additional diagnostic assessment services for handicapped students who will be entering the public schools system for the first time during the fall. This new program will be reimbursed one hundred percent by federal funds.

The School Board thanks you for your approval of this request.

Sincerely

Cindy H. Lee, Clerk

re

cc: Mrs. Kathy G. Stockburger

Mrs. Doris N. Ennis Mr. Kenneth F. Mundy Mrs. Darlene Burcham Mr. William M. Hackworth

Mr. Jesse A. Hall

Mr. Paul Workman (with accounting details)



JESSE A. HALL
Director of Finance
email: jesse_hall@ci.roanoke.va.us

January 18, 2005

CITY OF ROANOKE DEPARTMENT OF FINANCE

215 Church Avenue, S.W., Room 461 P.O. Box 1220 Roanoke, Virginia 24006-1220 Telephone: (540) 853-2821 Fax: (540) 853-6142

ANN H. SHAWVER
Deputy Director

email: ann_shawver@ci.roanoke.va.us

The Honorable C. Nelson Harris, Mayor
The Honorable Beverly T. Fitzpatrick, Jr., Vice-Mayor
The Honorable M. Rupert Cutler, Council Member
The Honorable Alfred T. Dowe, Jr., Council Member
The Honorable Sherman P. Lea, Council Member
The Honorable Brenda L. McDaniel, Council Member
The Honorable Brian J. Wishneff, Council Member

Dear Mayor Harris and Members of City Council:

We have reviewed the attached request to appropriate funding for the School Board. This report will appropriate the following:

- \$15,000 for the Chess Program to pay for chess materials and tournament participation costs. This continuing program has received a private donation.
- \$1,000 for the Autism Spectrum Disorders program to fund supplies for professional development activities related to autism spectrum disorders. This new program will be reimbursed one hundred percent by federal funds.
- \$162,543 for the Blue Ridge Technical Academy to provide a business and technical training program for a diverse population of students. This appropriation represents the final allocation of FY04-05 local match funds for this continuing program.
- \$1,600,000 for Fallon Park Elementary School improvements including electrical, heating, ventilation, and air conditioning upgrades. Funding will be provided from the Virginia Literary Fund and from Qualified Zone Academy Bonds. This project is included in the City's adopted Capital Improvement Program, and City Council has authorized this debt issuance. Debt issuance is planned for FY05 and FY06, and annual debt service will average \$100,000, to be paid by the Schools.
- \$3,850,000 for the Westside Elementary School renovation project. Funding will be provided from the Virginia Literary Fund. This project is included in the City's adopted Capital Improvement Program, and City Council has authorized this debt issuance. Debt issuance is planned for FY06, and annual debt service will average \$253,000, to be paid by the Schools.
- \$186,000 for the design of heating and air conditioning system upgrades for Raleigh Court and Monterey Elementary Schools. Funding will be provided from Capital Project Reserve Funds.

Honorable Mayor and Members of City Council January 18, 2005

> \$130,500 for the Preschool Incentive program to provide additional diagnostic assessment services for handicapped students who will be entering the public schools system for the first time during the fall. This new program will be reimbursed one hundred percent by federal funds.

We recommend that you concur with this report of the School Board and adopt the attached budget ordinance to appropriate funding as outlined above.

Sincerely, Jesse A. Hall

Jesse A. Hall **Director of Finance**

Attachment

JAH/ctg

Darlene L. Burcham, City Manager C: William M. Hackworth, City Attorney Mary F. Parker, City Clerk Doris N. Ennis, Acting Superintendent of City Schools

Sherman M. Stoval, Director of Management and Budget



IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

AN ORDINANCE to appropriate funding for the Chess Program, Autism Spectrum Disorders Program, Blue Ridge Training Academy, Fallon Park Elementary School and Westside Elementary School Renovations, and heating and air system upgrades for Raleigh Court and Monterey Elementary Schools, amending and reordaining certain sections of the 2004-2005 School and School Capital Projects Funds Appropriations and dispensing with the second reading by title of this ordinance.

BE IT ORDAINED by the Council of the City of Roanoke that the following sections of the 2004-2005 School and School Capital Projects Funds Appropriations be, and the same are hereby, amended and reordained to read and provide as follows:

School Fund

Appropriations		
Inservice Supplies	030-062-6504-6029-0617	\$ 1,000
Supplements	030-062-6505-6553-0129	22,500
Compensation of Teachers Aides	030-062-6505-6553-0141	31,100
Retirement-HIC VRA	030-062-6505-6553-0200	200
Social Security	030-062-6505-6553-0201	4,100
Retirement-VRS	030-062-6505-6553-0202	3,735
Health Insurance	030-062-6505-6553-0204	2,965
Professional Health Services	030-062-6505-6553-0311	21,100
Field Trips	030-062-6505-6553-0583	2,300
Other Miscellaneous Payments	030-062-6505-6553-0586	2,000
Education and Recreation Supplies	030-062-6505-6553-0614	17,000
Additions-Machinery and Equipment	030-062-6505-6553-0821	23,500
Supplements	030-062-6615-6102-0129	5,000
Social Security	030-062-6615-6102-0201	200
Maintenance Service Contracts	030-062-6615-6102-0332	1,800
Conventions Education	030-062-6615-6102-0554	8,000
Compensation of Teachers	030-063-6864-6100-0121	12,516
Compensation of Supervisors	030-063-6864-6100-0124	42,620
Compensation of Other Professionals	030-063-6864-6100-0138	(22,517)
Compensation of Clerical	030-063-6864-6100-0151	(17,633)
Retirement-HIC VRA	030-063-6864-6100-0200	(251)
Social Security	030-063-6864-6100-0201	18,768

Retirement-VRS Health Insurance Compensation of Teachers Retirement-HIC VRA Social Security Retirement-VRS Health Insurance	030-063-6864-6100-0202 030-063-6864-6100-0204 030-063-6864-6140-0121 030-063-6864-6140-0200 030-063-6864-6140-0201 030-063-6864-6140-0202 030-063-6864-6140-0204	32,382 37,520 42,726 658 3,269 5,936 6,549
Revenues		
Federal Grant Receipts	030-062-6504-1102	1,000
Federal Grant Receipts	030-062-6505-1102	130,500
Fees	030-062-6615-1103	15,000
State Grant Receipts	030-063-6864-1100	(96,795)
Local Match	030-063-6864-1101	397,982
Federal Grant Receipts	030-063-6864-1102	(138,644)
School Capital Projects Fund		
Appropriations		
Appropriated from Literary Loan/VPSA Bonds	031-065-6067-6896-9006	1,160,900
Appropriated from QZAB	031-065-6067-6896-9109	439,100
Appropriated from Literary Loan/VPSA Bonds	031-065-6068-6896-9006	3,850,000
Appropriated from General Revenue	031-065-6071-6896-9003	186,000
Appropriated from General Revenue	031-065-6999-6896-9003	(186,000)
Revenues		
QZAB Fallon Park	031-065-6067-1334	439,100
Fallon Park Literary Loan	031-065-6067-1454	1,160,900
Westside Literary Loan	031-065-6068-1455	3,850,000

Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.

Architectural Review Board

Board of Zoning Appeals Planning Commission

CITY OF ROANOKE PLANNING BUILDING AND DEVELOPMENT

215 Church Avenue, S.W., Room 166 Roanoke, Virginia 24011 Telephone: (540) 853-1730 Fax: (540) 853-1230 E-mail: planning@ci.roanoke.va.us

January 18, 2005

Honorable C. Nelson Harris, Mayor

Honorable Beverly T. Fitzpatrick, Jr., Vice Mayor

Honorable M. Rupert Cutler, Council Member

Honorable Alfred T. Dowe, Jr., Council Member

Honorable Sherman P. Lea, Council Member

Honorable Brenda L. McDaniel, Council Member

Honorable Brian J. Wishneff, Council Member

Dear Mayor Harris and Members of City Council:

Subject:

Request from Carilion Medical Center and CHS, Inc., represented by Daniel F. Layman, Jr., attorney, that a 15' alley running between Whitmore Avenue, S.W., and Reserve Avenue, S.W., and parallel to Jefferson Street, S.W., be permanently vacated, discontinued

and closed.

Planning Commission Action:

Planning Commission held a public hearing on Thursday, December 16, 2004. By a vote of 6-0-1, (Mr. Manetta abstaining), the Commission recommended that City Council approve the requested closure.

Background:

The petitioners request vacation of an approximately 9,225 square foot alley between Whitmore Avenue, S.W., and Reserve Avenue, S.W. The petitioners own all adjoining properties. The subject alley is within the South Jefferson Redevelopment Area, in which the petitioners intend to develop.

Mr. Dan Layman, attorney representing the petitioner, gave the presentation. There was no one present to speak for or against the proposed closure.

Considerations:

The parcel to the west of the subject alley, Official Tax Map No. 1032201, is split-zoned HM, Heavy Manufacturing District, and C-1, Office District. The parcels to the east of the alley are zoned HM, Heavy Manufacturing. All of these parcels are subject to a

rezoning to INPUD upon approval by City Council in a public hearing scheduled for December 20, 2004.

To the north beyond the Norfolk Southern right-of-way are primarily single- and two-family dwellings on Maple Avenue and Clarke Avenue zoned C-1, Office District. To the east are industrial uses zoned HM, Heavy Manufacturing District. To the south is the River's Edge Sports Complex zoned C-1, and to the west is a vacant parcel zoned HM.

All of the parcels adjoining the alley are within the Campus District of the South Jefferson Redevelopment Area. The alley will be incorporated into development sites in conjunction with phases 1 and 3 of the redevelopment site plan.

The following actions and statements of *Vision 2001-2020*, the City's Comprehensive Plan are relevant to the consideration of this petition:

- Support the redevelopment of the South Jefferson Redevelopment Area (SJRA) by coordinating with participating organizations such as Carilion, Virginia Tech, and the University of Virginia (ED A19, p.61).
- Explore redevelopment of areas identified for industrial, commercial, and mixed-use development or reuse such as the South Jefferson Redevelopment Area. An area plan should include participation of stakeholders and design professionals (ED A33, p.61).

City sewer and water serve the area. Staff received comments from Verizon, AEP and Roanoke Gas. The latter two do not have any facilities in the area and stated no objection to the request. Verizon also stated no objection to the request.

The Department of Real Estate Valuation assessed the value of the alley to be between \$53,043 and \$59,963, based on a rate of \$5.75 - \$6.50 per square foot. The City's role in the South Jefferson Redevelopment Plan is that of property acquisition through the Roanoke Redevelopment and Housing Authority. The subject alley is included in the original concept plan of the redevelopment area approved by City Council. Given that the alley abuts parcels previously acquired pursuant to the redevelopment plan, it is recommended that the petitioners not be charged for it.

Recommendation:

By a vote of 6-0-1, the Planning Commission recommends approval of the petitioner's request to vacate, discontinue and close the alley, subject to the conditions listed below and further recommends that the petitioners not be charged for this property due to the adoption of the South Jefferson Redevelopment Plan, in which all property acquisition was to be carried out by the Roanoke Redevelopment and Housing Authority on behalf of the City.

A. The applicant shall submit a subdivision plat to the Agent for the Planning Commission, receive all required approvals of, and record the

plat with the Clerk of the Circuit Court for the City of Roanoke. Said plat shall combine all properties which would otherwise dispose of the land within the right of way to be vacated in a manner consistent with law, and retain appropriate easements for the installation and maintenance of any and all existing utilities that may be located within the right-of-way, including the right of ingress and egress.

- B. Upon meeting all other conditions to the granting of the application, the applicant shall deliver a certified copy of this ordinance for recordation to the Clerk of the Circuit Court of Roanoke, Virginia, indexing the same in the name of the City of Roanoke, Virginia, as Grantor, and in the name of the petitioner, and the names of any other parties in interest who may so request, as Grantees. The applicant shall pay such fees and charges as are required by the Clerk to effect such recordation.
- C. Upon recording a certified copy of this ordinance with the Clerk of the Circuit Court of the City of Roanoke, Virginia, the applicant shall file with the Engineer for the City of Roanoke, Virginia, the Clerk's receipt, demonstrating that such recordation has occurred.
- D. If the above conditions have not been met within a period of one year from the date of adoption of this ordinance, then said ordinance shall be null and void with no further action by City Council being necessary.

Respectfully submitted,

Robert B. Manetta, Chairman

Roanoke City Planning Commission

cc: Darlene L. Burcham, City Manager
Rolanda Johnson, Assistant City Manager for Community Development
William M. Hackworth, City Attorney
Steven J. Talevi, Assistant City Attorney
Petitioner

VIRGINIA:

IN THE COUNCIL OF THE CITY OF ROANOKE

In re:	VACATION OF A 15-FOOT ALLEY)	Application of Carilion
	RUNNING BETWEEN WHITMORE)	Medical Center and
	AVENUE, SW, AND RESERVE)	CHS, Inc.
	AVENUE, SW, IN THE CITY OF)	
	ROANOKE, VIRGINIA)	

TO: The Honorable Mayor and Members of City Council

- (1) Carilion Medical Center and CHS, Inc. ("Petitioners") apply to have the 15-foot alley running between Whitmore Avenue, SW, and Reserve Avenue, SW, parallel to and generally 100 feet west of Jefferson Street, SW, in the City of Roanoke, Virginia, permanently vacated, discontinued, and closed pursuant to Section 15.2-2006, Code of Virginia, and Section 30-14, Code of the City of Roanoke (1979), both as amended.
- (2) The alley to be closed is located in the South Jefferson Redevelopment Area and lies between two areas that are currently the subject of redevelopment by the petitioners.

 Petitioners are the owners of all of the parcels of land on both sides of the alley. The lots owned by petitioner Carilion Medical Center are identified by City of Roanoke Official Tax Nos.

 1032001, 1032002, 1032005, 1032006, 1032101, 1032102, 1032103, 1032104, 1032105 and 1032106; the lot owned by petitioner CHS, Inc. is identified by City of Roanoke Official Tax No.

 1032201. All of these lots and the alley are shown on the copy of a portion of City Appraisal Map Sheet 103 which is attached to this Application as Exhibit A.
- (3) The alley interferes with the redevelopment project being conducted by the City of Roanoke Redevelopment and Housing Authority on behalf of the City and is proposed to be

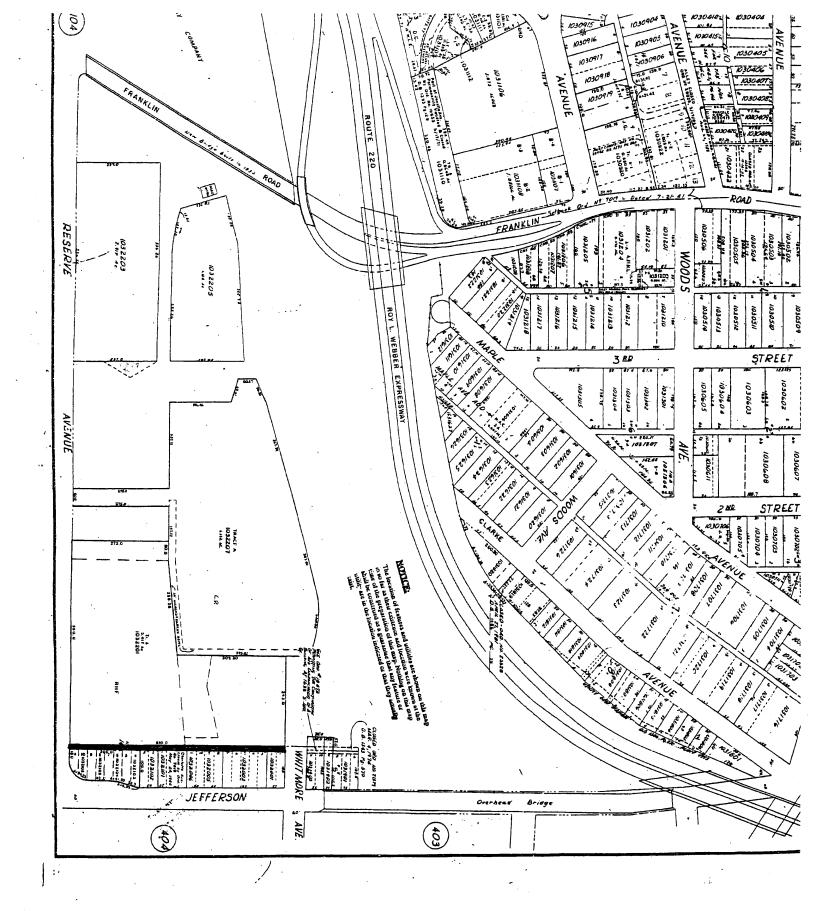


Exhibit A

S

Petition of Carilion Medical Center and CHS, Inc.

Property Owners Affected by the Requested Alley Closing

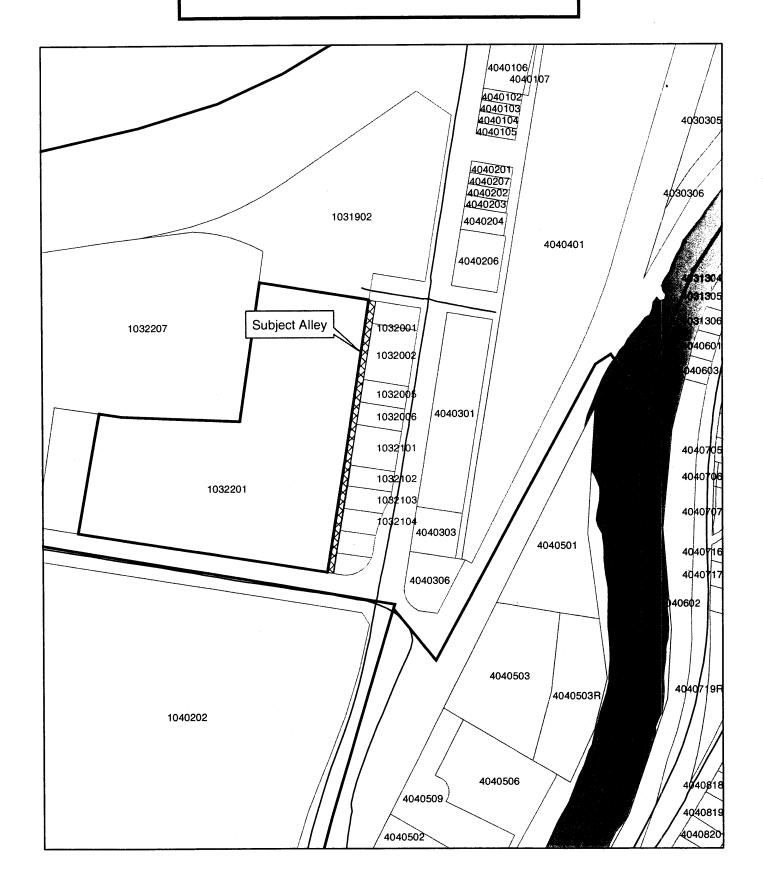
Owner of Parcels bearing Official Tax Numbers 1032001, 1032002, 1032005, 1032006, and 1032101-1032106:

Carilion Medical Center P. O. Box 12385 Roanoke, VA 24025

Owner of Parcel bearing Official Tax Number 1032201:

CHS, Inc. P. O. Box 12385 Roanoke, VA 24025

Alley Closure: Whitmore & Reserve Avenues, S.W.





IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

AN ORDINANCE permanently vacating, discontinuing and closing a certain public right-ofway in the City of Roanoke, Virginia, as more particularly described hereinafter; and dispensing with the second reading by title of this ordinance.

WHEREAS, Carilion Medical Center and CHS, Inc. filed an application to the Council of the City of Roanoke, Virginia, in accordance with law, requesting the Council to permanently vacate, discontinue and close the public right-of-way described hereinafter;

WHEREAS, the City Planning Commission, after giving proper notice to all concerned as required by §30-14, Code of the City of Roanoke (1979), as amended, and after having conducted a public hearing on the matter, has made its recommendation to Council;

WHEREAS, a public hearing was held on such application by the City Council on January 18, 2005, after due and timely notice thereof as required by §30-14, Code of the City of Roanoke (1979), as amended, at which hearing all parties in interest and citizens were afforded an opportunity to be heard on such application;

WHEREAS, it appearing from the foregoing that the land proprietors affected by the requested closing of the subject public right-of-way have been properly notified; and

WHEREAS, from all of the foregoing, the Council considers that no inconvenience will result to any individual or to the public from permanently vacating, discontinuing and closing such public right-of-way.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke, Virginia, that the public right-of-way situate in the City of Roanoke, Virginia, and more particularly described as follows:

That 15' alley running between Whitmore Avenue, S.W., and Reserve Avenue, S.W., and parallel to Jefferson St., S.W.

be, and is hereby permanently vacated, discontinued and closed, and that all right and interest of the public in and to the same be, and hereby is, released insofar as the Council of the City of Roanoke is empowered so to do with respect to the closed portion of the right-of-way, reserving however, to the City of Roanoke and any utility company or public authority, including, specifically, without limitation, providers to or for the public of cable television, electricity, natural gas or telephone service, an easement for sanitary sewer and water mains, television cable, electric wires, gas lines, telephone lines, and related facilities that may now be located in or across such public right-of-way, together with the right of ingress and egress for the maintenance or replacement of such lines, mains or utilities, such right to include the right to remove, without the payment of compensation or damages of any kind to the owner, any landscaping, fences, shrubbery, structure or any other encroachments on or over the easement which impede access for maintenance or replacement purposes at the time such work is undertaken; such easement or easements to terminate upon the later abandonment of use or permanent removal from the above-described public right-of-way of any such municipal installation or other utility or facility by the owner thereof.

BE IT FURTHER ORDAINED that the applicant shall submit to the Subdivision Agent, receive all required approvals of, and record with the Clerk of the Circuit Court for the City of Roanoke, a subdivision plat, with such plat combining all properties which would otherwise be landlocked by the requested closure, or otherwise disposing of the land within the right-of-way to be vacated in a manner consistent with law, and retaining appropriate easements, together with the right of ingress and egress over the same, for the installation and maintenance of any and all existing utilities that may be located within the right-of-way.

BE IT FURTHER ORDAINED that the applicant shall, upon meeting all other conditions to

the granting of the application, deliver to the Clerk of the Circuit Court of the City of Roanoke, Virginia, a certified copy of this ordinance for recordation where deeds are recorded in such Clerk's Office, indexing the same in the name of the City of Roanoke, Virginia, as Grantor, and in the name of the Petitioner, and the names of any other parties in interest who may so request, as Grantees, and pay such fees and charges as are required by the Clerk to effect such recordation.

BE IT FURTHER ORDAINED that the applicant shall, upon a certified copy of this ordinance being recorded by the Clerk of the Circuit Court of the City of Roanoke, Virginia, where deeds are recorded in such Clerk's Office, file with the City Engineer for the City of Roanoke, Virginia, the Clerk's receipt, demonstrating that such recordation has occurred.

BE IT FURTHER ORDAINED that if the above conditions have not been met within a period of twelve (12) months from the date of the adoption of this ordinance, then such ordinance shall be null and void with no further action by City Council being necessary.

BE IT FINALLY ORDAINED that pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

City Clerk.

CITY OF ROANOKE PLANNING BUILDING AND DEVELOPMENT



215 Church Avenue, S.W., Room 166 Roanoke, Virginia 24011 Telephone: (540) 853-1730 Fax: (540) 853-1230 E-mail: planning@ci.roanoke.va.us

January 18, 2005

Planning Commission

Honorable C. Nelson Harris, Mayor Honorable Beverly T. Fitzpatrick, Jr., Vice Mayor Honorable M. Rupert Cutler, Council Member Honorable Alfred T. Dowe, Jr., Council Member Honorable Sherman P. Lea. Council Member Honorable Brenda L. McDaniel, Council Member Honorable Brian J. Wishneff, Council Member

Dear Mayor Harris and Members of City Council:

Subject:

Fairland and Villa Heights Neighborhood Plan

Planning Commission Action:

Planning Commission public hearing was held on Thursday, December 16, 2004. By a vote of 7-0, the Commission recommended that Council adopt the Fairland and Villa Heights Neighborhood Plan as a component of Vision 2001-2020.

Background:

After the Planning Commission Long Range Committee in October, staff received comments from citizens and felt that additional time was needed to respond to the comments. Since then, staff responded and met with residents and feel that most issues in the plan have been resolved.

The Fairland/Villa Heights Neighborhood Plan was developed over a series of meetings and community workshops sponsored by the City's Planning Building and Development Department. The plan was developed by working with the Fairland / Villa Heights neighborhood residents and neighborhood organizations (Fairland Civic Organization, Villa Heights Crime Prevention Organization) to identify and evaluate existing neighborhood conditions and concerns.

Consideration:

Vision 2001-2020 recommends that detailed neighborhood plans be developed and adopted for each of Roanoke's neighborhoods.

The plan for the Fairland/Villa Heights has been reviewed by the neighborhood, by City staff and by the Long Range Planning Committee of the Planning Commission.

In the planning process, residents and staff identified the following major issues facing the neighborhood:

- Crime
- Code Enforcement
- Flooding/Storm Drainage improvements
- Cove Road safety and storm drain improvements
- Compatibility of infill development
- Future vacant land developments
- Aging Neighbors

The plan identifies four high priority initiatives:

- Residential Development encourage the design and development of new housing that is compatible with existing structures, attract new homeowners by developing infill parcels and, make the neighborhood more attractive by placing greater emphasis on code enforcement violations, and emphasize rehabilitation of substandard housing.
- Infrastructure improve storm water drainage, emphasizing Cove Road, Lafayette Boulevard and Fairland Road. Improve streetscapes by providing proper maintenance of trees and shrubs, planting new street trees, and improving sidewalks and curb and gutter systems for the entire neighborhood. Establish traffic safety measures for Lafayette Boulevard, Cove Road, and incorporate alternative transportation corridors for bicycles.
- **Economic Development** identify the areas around the intersection of Cove Road and Lafayette Boulevard and the intersection of Lafayette Boulevard and Melrose Avenue as Village Centers. Consider establishing incentives for small business development within these areas.
- **Code Enforcement** improve the area's physical appearance by continuing to target the neighborhood for code enforcement.

The plan also includes a future land use map to guide development and zoning patterns in the neighborhood.

Mr. Jacques Scott, City Planner introduced and presented on the Fairland/Villa Heights Neighborhood Plan. Mr. Scott gave a brief report on the overall issues and initiatives of the plan. Mr. Scott also reviewed the changes to the future land use map that stemmed from the Long Range Planning Committee, held October 1, 2004.

Mr. Chrisman stated that he would like to see some language in the plan relative to three (3) foot planting strips, consistent with other neighborhood plans (i.e. Grandin Road). Mr. Williams stated that he would like to see Melrose Avenue added to policy two (2) on page 22 of the plan in relation to designing

major streets to accommodate pedestrians and bicycles traffic. Mr. Manetta requested some language be placed in the plan that relates to the lack of a greenway within the neighborhoods. In addition, he suggested that Lick Run greenway should somehow connect through the neighborhood. Mr. Williams also agreed that language be placed in the plan to suggest that Lick Run Greenway connect to the Roanoke Country Club.

Recommendations:

By a vote of 7-0, the Planning Commission recommends adoption of the Fairland and Villa Heights Neighborhood Plan as a component of *Vision 2001-2020*, the City's Comprehensive Plan.

Respectfully submitted,

Robert B. Manetta, Chairmah

City Planning Commission

attachment

cc: Darlene L. Burcham, City Manager Rolanda Russell, Assistant City Manager for Community Development William M. Hackworth, City Attorney Steven J. Talevi, Assistant City Attorney IN THE PLANNING COMMISSION OF THE CITY OF ROANOKE, VIRGINIA

This 16th day of December, 2004

A RESOLUTION recommending the adoption of the Fairland and Villa Heights Neighborhood Plan as an element of the City's Comprehensive Plan.

WHEREAS, a series of community workshops were held in the Fairland and Villa Heights neighborhood to gain input into the plan;

WHEREAS, the draft plan has been reviewed by the neighborhood, city staff, and the Long Range Planning Committee of the City of Roanoke Planning Commission; and

WHEREAS, the Fairland and Villa Heights Neighborhood Plan has been advertised in accordance with Section 15.2-2204 of the Code of Virginia (1950), as amended, and pursuant to that notice, a public hearing was held on December 16, 2004, at which all persons having an interest in the matter were given a chance to be heard.

BE IT RESOLVED by the Planning Commission of the City of Roanoke that it recommends to City Council that the Fairland and Villa Heights Neighborhood Plan, dated December 16, 2004, be adopted as an element of the City's Comprehensive Plan, and that by signature of its Chairman below, the Planning Commission hereby certifies the attached copy of the neighborhood plan to City Council.

ATTEST:

Chairman

Draft

Fairland and Villa Heights Neighborhood Plan

January 18, 2005

Department of Planning Building and Development

Introduction

The Fairland and Villa Heights neighborhoods are set within the overall fabric of neighborhoods that make up the City of Roanoke. Each neighborhood benefits from positive growth and development of the city as a whole, yet each neighborhood is distinct.

Fairland and Villa Heights are located in the northwest quadrant of the city with Fairland abutting Interstate-581, Hershberger Road, and Cove Road. Villa Heights abuts Melrose Avenue, Lafayette Avenue, and Cove Road. Because of the neighborhoods' locations and arterial streets, area residents have convenient access to other neighborhoods and parts of the city, by way of Cove Road, Melrose Avenue, Hershberger Road, and Interstate 581.

This neighborhood plan is a component of *Vision 2001-2020*, Roanoke's comprehensive plan, and contains the following general elements:

- Community Design
- Residential Development
- Economic Development
- Infrastructure
- Public Services
- Quality of Life

Neighborhood Planning

In 1985, Roanoke Vision, the City's comprehensive plan, declared Roanoke a City of Neighborhoods. A major recommendation was to develop plans for each neighborhood. Vision 2001-2020 continues support for neighborhood-based planning for a livable and sustainable city. Roanoke's neighborhoods will be more than just places to live: they will be the nucleus for civic life. Their local village centers serve as vibrant and accessible places for business, community services and activities, including higher density housing clusters (Roanoke Vision 2001-2020).

The Fairland and Villa Heights Neighborhood Plan establishes a shared vision and desired future for the neighborhood. Residents, government officials, and city staff collaborated to develop this plan as a framework for the future. Neighborhood groups and organizations, including the Fairland Civic Organization, various departments within city government, and individual residents and businesses, must work together to achieve the goals and help shape the future of the neighborhood.

A neighborhood plan is a document used by the City to guide actions for neighborhood improvement. The plan uses the ideas and knowledge of the people who live and work in the community to set goals and manage change over time. This neighborhood plan includes recommended actions for neighborhood improvement. Such actions could include zoning changes, physical improvements, and special programs to help market the community. The plan will also set priorities so that the most important actions are completed as soon as possible. Once the plan is completed, it is officially adopted by City Council as a component of the overall Comprehensive Plan.

Strategic Initiatives

Planning staff conducted a detailed study of current neighborhood conditions, especially land use patterns and infrastructure. Residents were involved throughout the development of the plan through a series of four workshops given on October 9th and 23rd of 2003, November 13th, 2003 and June 3rd, 2004. Major initiatives identified through the process included:

- Residential Development encourage the design and development of new housing that is compatible with existing structures, attract new homeowners by developing infill parcels, make the neighborhood more attractive by placing greater emphasis on code enforcement violations, and emphasize rehabilitation of substandard housing.
- Infrastructure improve storm water drainage, emphasizing Cove Road, Lafayette Boulevard and Fairland Road. Improve streetscapes by providing proper maintenance of trees and shrubs, planting new street trees, shade and ornamental trees, and improving sidewalks, curb and gutter system for the entire neighborhood. Establish traffic safety measures for Lafayette Boulevard, Cove Road, and incorporate alternative transportation measures for bicycles.
- **Economic Development** identify the areas around the intersection of Cove Road and Lafayette Boulevard and the intersection of Lafayette Boulevard and Melrose Avenue as Village Centers. Consider establishing incentives for small business development within these areas.
- Code Enforcement improve the area's appearance by continuing to target the neighborhood for code enforcement.

This plan makes recommendations for neighborhood improvements over the short and long term. City government will be a major factor in implementing this plan, but citizen involvement is essential, particularly with respect to monitoring properties and code violations.

The Neighborhood

Development

Fairland and Villa Heights are primarily single-family neighborhoods. Fairland is a newer neighborhood, with most homes built since the 1950s. Villa Heights saw development of homes starting in the 1930s and a later development surge in the 1970s. Both neighborhoods are well established and continue to see housing development by way of infill development and replacement of older homes with new. Today, both neighborhoods have a wide range of home styles with small commercial pockets at both ends of Lafayette Boulevard.

Population

The population of Fairland and Villa Heights increased between 1990 and 2000. It appears that most of the population increase is accounted for by increases in the number of younger people less than 18 years old.

The percentage of Black population increased during the last decade from 76% to 80%, while the White population decreased from 23% to 16%. Other races such as Latino and Asian increased more than five fold.

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	1990	2000	% Change
Population	3988	4332	+9%
Black	3043	3483	+15%
White	916	692	-25%
Other	29	157	+441%
Households	1482	1755	+18%
Owner	904	983	+9%
Renter	578	772	+34%
Ages			
0-17	845	1172	+39%
18-34	1065	880	-17%
34-65	1501	1663	+11%
65 and older	577	617	+7%

Population and Housing 2000						
	Fairland	Percentage	Villa Heights	Percentage	Roanoke	Percentage
Population	1492	_	2840		94,911	
Black	1201	80%	2282	80%	25,380	26%
White	221	15%	471	17%	65,848	69%
Other	70	5%	87	3%	3,683	4%
Ages						
0-17	519	35%	653	23%	18,383	19%
18-34	390	26%	490	17%	25,218	27%
35-64	487	33%	1176	41%	35,750	38%
65 and over	96	6%	521	18%	15,560	16%
Households	649		1106			42,003
Owners	191	29%	792	72%	23,637	56%
Renters	458	71%	314	28%	18,366	44%

In 2000, the population for both neighborhoods was 4,332, for a total of 4.6% of Roanoke's population. The largest age bracket is 35 - 64. In the Fairland neighborhood alone, population is 1,492, with 649 households, and in Villa Heights, the population is 2,840, with 1,106 households. Census data indicate the following trends:

- Homeownership rates are very high in Villa Heights (72%). Fairland however, has a very low rate (29%) due to a large number of multifamily units in the West Wind apartment complex. The combined ownership rate for both neighborhoods is 56%, which is consistent with Roanoke's overall rate.
- Both neighborhoods have a predominantly Black population (80%).
- Villa Height's age profile is similar to Roanoke's while Fairland has a proportionally greater number of young people and fewer elderly people.

Community Design

The Fairland and Villa Heights neighborhoods have a mixture of traditional and suburban development patterns, characterized by interconnected streets, medium to large lots (6,000 sq. ft. or greater), and one to two–story homes in a variety of housing styles.

Most of Fairland's land area contains single-family detached dwellings on medium to large lots. Housing style are typically modern brick ranches. West Wind is a multifamily development built in the early 1980s with 288 units at the northern edge of the neighborhood. Small commercial uses along Hershberger Road and Cove Road are the main areas of commercial activity. Most of Fairland's single-family homes were built in the 1950s.

Subdivided in 1910, Villa Heights was one of Roanoke's earliest suburban areas. The southern part of the neighborhood contains mostly traditional house styles with front porches. Moving north through the neighborhood, one encounters more modern styles such as ranches and split-levels.

Residents who attended the workshops tended to be longer-term residents who've lived in the area for over ten years. Villa Heights residents seemed to have a strong sense of community as many knew each other on a first-name basis and attended the same schools. Residents report that a common meeting place is the front porch.

Roanoke Country Club is located on the western edge of the Villa Heights neighborhood. This area has a clubhouse, an 18-hole golf course, and several town homes. This area is surrounded by trees and though the club is fenced in indirectly it has a positive effect on the Villa Heights neighborhood. A Methodist home for the elderly is located next to the Roanoke Country Club. The home has a two-story complex building, in addition to small town home units for people who need assistance.

Both neighborhoods have several different styles of homes ranging from large farmhouses, American Four/squares, small Bungalows and modern Ranch styles. Some streets within Villa Heights have many styles represented on a single street. Several homes have front yard setbacks far from the street, resulting in inconsistent building lines along the street. A few large sized lots of 40,000 to 45,000 square feet remain in Villa Heights. These lots could be subdivided, but lack of street frontage would be an issue. Otherwise, housing development opportunities are limited to infill development of existing lots.

Sidewalk systems in the neighborhood are aging and inconsistent in many areas. Some are in need of repairing or replacing, and the sidewalk system needs to be completed. Many residents feel sidewalks are an important neighborhood asset.

Zoning and land use patterns in both neighborhoods can be summarized into six general categories:

- Traditional Residential most, if not all, of the core of both neighborhoods is primarily single-family detached houses. Zoned as a Residential Single-Family District (RS-3), it is intended to provide for medium population densities, and to promote and encourage the revitalization and preservation of single-family neighborhoods in the inner areas of the city. RS-3 allows for the development of small and irregularly shaped lots.
- Residential Multifamily near Hershberger Road there are two multifamily complexes, both zoned Residential Multifamily Medium Density District (RM-2). RM-2 is intended to encourage the preservation and enhancement of city neighborhoods that have historically developed with medium population densities, and to encourage infill development in existing neighborhoods and to accommodate the efficient use of utilities.

- Commercial Corridor –a strip of commercial zoning is found along the north side of Melrose Avenue south of Villa Heights. However, most of the parcels are actually used for residential purposes.
- Village Center there is a small commercial node at the corner of Cove Road and Lafayette Boulevard. Zoned General Commercial District (C-2), this district is intended to enhance existing neighborhood shopping areas and provide a range of neighborhood retail, and service establishments.
- Small Village Center located on Melrose Avenue at the corner intersection of Lafayette Boulevard there is a small commercial strip zoned General Commercial District (C-2), the area contains local businesses on a small neighborhood scale (i.e. cleaners, barber shop, convenience store, etc.).
- Villa Heights Park This area of public land located on Clifton Avenue and Prillaman Street. It is the heart of the Villa Heights neighborhood and has high pedestrian activity.
- Roanoke Country Club This privately owned recreation facility, is a 119-acre area zoned Residential Single-family District (RS-3). The area has a golf course, clubhouse, and several homes on its grounds. This area is isolated from the rest of the neighborhood by a fence and tree buffer.

-	Number of Dansele	Danagadana of Danagla
Zoning	Number of Parcels	Percentage of Parcels
Residential Single Family 3 - RS-3	570	35.8%
Residential Multifamily 1 - RM-1	905	57 %
Residential Multifamily 2 - RM-2	14	.9%
Commercial Office - C-1	67	4.2%
General Commercial - C-2	36	2.3%
Light Manufacturing - LM	. 1	.01%
Total	1593	100%

Fairland and Villa Heights Existing Land Use				
Land Use	Number of Properties	Percentage of Land		
Single-Family	1260	79%		
Two - Family	58	3.6%		
Multifamily	9	.6%		
Commercial	27	2%		
Industrial	2	.1%		
Vacant	216	13.6%		
Religious Institution	7	.4%		
Park	10	.6%		
Group Facility	4	.3%		
Total	1593	100%		

Residential Development

Roanoke takes pride in its history and its architecture of older homes, but within the Villa Heights neighborhood some of the older housing stock has deteriorated, and left abandon. Neighbors complain of blight conditions with older homes and building code enforcement inspectors work routinely to respond to substandard conditions. The homes in the Fairland neighborhood are not as old as the homes in Villa Heights. Most of the code enforcement issues in Fairland involve outdoor storage or inoperative cars.

Most of the residential dwellings in Fairland were built as single-family dwellings between 1950s and 1970s. Since the early 1980s, new single-family housing development has been sparse, while there was an increase in multifamily development.

Villa Heights also has seen limited development in the past twenty years. Scattered around the neighborhood are two-family dwellings, but single-family homes are the predominant housing type. Few empty parcels are available for development.

After World War II, many veterans settled in the area establishing it as a bedroom community. Many original homeowners are still occupying their homes. Homeowner retention is a positive attribute to a neighborhood but subsequently produces an effect in which older homeowners find it more difficult to maintain their homes.

In the Fairland area, the newest and largest multifamily development is West Wind Apartments. It is comprised of 24 buildings with 288-apartment units. Access is from Ordway Road. The complex contains recreation facilities, including a swimming pool.

Located in the Villa Heights neighborhood on Hershberger Road are Valley View Gardens apartments. Built in 1974, it is a small apartment community consisting of four, three-story apartment buildings. Access is from Hershberger Road and resident parking is located in front of each building. The apartment complex does not contain any recreational facilities Within the Fairland neighborhood, are several large tracts of land that have not been developed. These parcels are located next to Interstate 581, and range from 8 acres to 36 acres. Flood plain issues limit full development of these parcels. Two parcels totaling seventeen acres and

zoned RS-3 are located next to the Hershberger Road and Interstate 581 interchange. The parcels would be conducive to a mixed residential/commercial development with street patterns connecting to the existing grid pattern. Along Fairland Road is a 32 - acre parcel zoned RS-3, which would be appropriate for single-family residential development. Any new street is recommended to be an extension of the same street grid pattern already present. Contiguous to the property on Fairland Road is a 36 - acre parcel also zoned RS-3. Single-family residential and existing street patterns are recommended for any new development for this area. Each of these parcels is partially located within floodplain zones, which will have impacts on the development potential of any of the sites.

Fairland and Villa Heights Existing Land Use

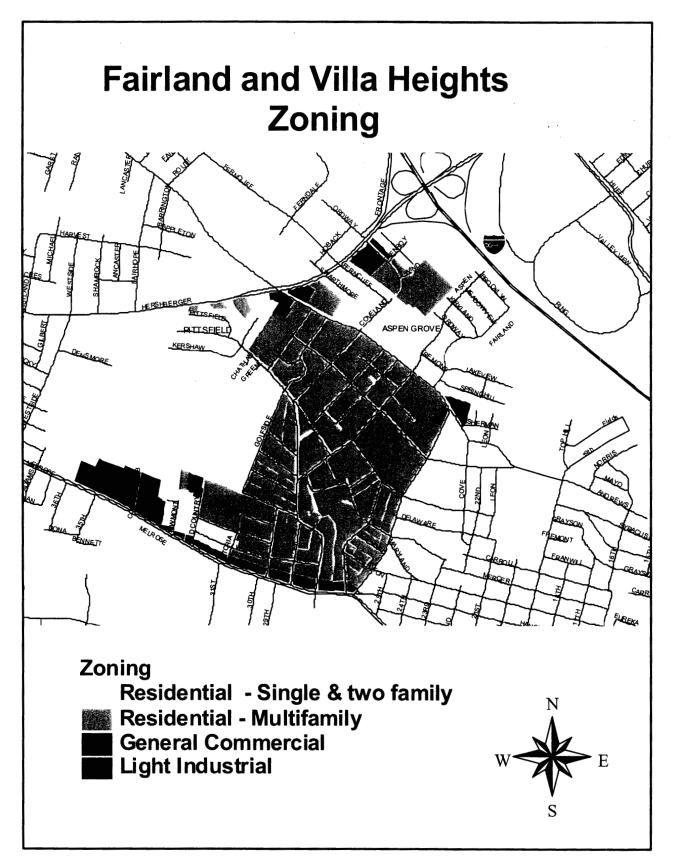


Land Uses

Single-family
Multifamily
Institutional
Commercial
Group Facility
Recreation / Open Space

Vacant





Economic Development

Downtown should continue to be the major employment center of the Roanoke Valley, but it is important to provide quality job opportunities and services throughout the city. The Fairland and Villa Heights Neighborhoods have mainly retail commercial development opportunities available. Businesses are typically locally-owned and are located along arterial streets such as Melrose Avenue and Hershberger Road. National chains and franchises are few except for the gas station on Cove Road. Some commercial structures are showing signs of age, with deterioration of the structures. In 2000, a large commercial chain (Home Depot) built a home improvement store on Ferncliff Road adjacent to the Fairland neighborhood. The development of the store has moderately increased traffic on Hershberger Road.

Area residents indicated that easy access to shopping is one of the advantages of living in the area. While the neighborhood does not have a wide variety of commercial establishments, commercial vacancy rates are low. Neighborhood shopping areas are utilized by surrounding residents; however, the commercial areas are not pedestrian or bicycle friendly.

Vision 2001-2020 promotes the village center concept, and identifies the intersection of Cove Road and Lafayette Boulevard as a potential village center. The village center concept promotes small commercial nodes with high-density residential elements as a strategic initiative for the neighborhood. C-2, General Commercial, is the most common type of Commercial Zoning. However, CN Neighborhood Commercial would be more appropriate in most cases.

Economic Development Opportunities

Corner of Cove Road and Lafayette Boulevard

This area provides an excellent opportunity for a village center to improve the aesthetics and livability of the Fairland and Villa Heights area. A village center is a place were residents live, work and shop in a local setting. Existing businesses in the area include a gas station, restaurant, barbershop, and small grocery store. This area already has the beginnings of a mixed-use development. Better design elements for this area would help attract more local businesses and provide a better overall image of the neighborhood. Beautification projects such as flowers, signs, and trees as well as infrastructure improvements are needed.

Corner of Melrose Avenue and Lafayette Boulevard

This area is an established small village center. Existing businesses include a small drug store, restaurant, a convenience store, cleaners, clothing shop, music store, beauty salon, barbershop, and professional office. A small strip mall houses most of the businesses mentioned. The area needs attention to design character and additional beautification projects are needed. Attractive design in landscaping and building facades would help the overall image of the area.

Land adjacent to Fairland Lake

This is a parcel of land of 32 acres, zoned RS-3 located on Fairland Road. The northern edge of the property is in a flood plain the area located next to Interstate 581. Currently the land is vacant, with some vegetation and rolling terrain. This area could be utilized for additional housing. Due to its location, the ingress and egress from the site would not be appropriate for

commercial use. Residents of Fairland are very concerned about development of this property. Residents feel that future development should be residential in nature and consistent with existing fabric of the neighborhood.

Land at the ramp of Hershberger Road and Interstate 581

Two parcels totaling 17 acres are located next to the Hershberger Road and Interstate 581 interchange. The property could be developed as mixed residential/commercial development with street patterns connecting to the existing street grid, connections to Brooklyn Drive, Glenroy Street, and Coveland Drive. Ingress and egress would be from Glenroy Street off Ordway Drive.

Land adjacent to Fairland property

This property is contiguous to the property on Fairland Road, it is a 36-acre parcel zoned RS-3, and is also partially in flood zones. This area should be developed as single-family residential use.

Infrastructure

Both neighborhoods have an interconnected street system. The main thoroughfares that serve the neighborhood are Cove Road, Lafayette Boulevard, Aspen Street, and Forest Park Boulevard. Together, these streets move traffic into and around the neighborhoods. Arterial streets provide convenient access to I-581, Valley View, and other parts of the city. Local and collector streets provide for good vehicular and pedestrian circulation.

Within each neighborhood are incomplete sidewalk systems. Villa Heights has inconsistent sidewalks within the older parts of the neighborhood, where it transitions to areas built within the last thirty years. Fairland has sidewalks only on Tremont Drive and partially on Aspen Street. Residents feel that sidewalks are an important amenity for pedestrian safety.

Residents have concerns about safety on Cove Road, Forest Park and Lafayette Boulevard, which has a problem with speeders and blind spots at intersections (i.e. Florida Avenue, Clifton Street and Staunton Avenue). In the last three years, Cove Road has seen increases in traffic from three new developments, one off Aspen Street (Aspen Grove) and two subdivisions located less than a mile from the Hershberger Road boundary of Fairland. Residents feel that these safety issues should be addressed with traffic calming measures, in addition to trimming or removing vegetation to improve visibility at intersections. To enhance and encourage lower traffic speeds and increase safety and accessibility, when curb and /or sidewalks are installed, a minimum three-foot wide grass strip should be included between the curb and sidewalk to accommodate street trees. Planting a species of street trees that will enhance the historic character of the neighborhood (i.e. oaks and/or maples) is a part of the overall historical infrastructure of neighborhood.

Certain areas of the Fairland / Villa Heights neighborhoods suffer from drainage problems (i.e. Aspen Street, Clifton Street, Prilliman Avenue, etc.). However, some drainage areas have been addressed within the City's Capital Improvement program. The City has a detailed list of all known drainage and flooding problems in this area and are working hard to address them and/or waiting for projects to be funded.

In 2003, the Roanoke Valley Area Metropolitan Planning Organization (RVAMPO) produced a draft of the long-range transportation plan 2025. Listed on its long range plan are street improvements to Cove Road from Peters Creek Road, Lafayette Boulevard for three lanes including bike lanes. Estimated cost for this project is \$14.4 million. The long range plan serves two primary purposes: 1) It provides a list of projects which could "graduate" to the more near term should unanticipated additional funding become available; and 2) It provides a sense of direction for citizens to ascertain how the regional transportation system would change if additional funding sources are available in the future.

In addition to the recommended improvements to Cove Road, the Villa Heights neighborhood has eight projects on a waiting list of unfunded Capital Improvement Plan drainage projects. Projects for Villa Heights drainage system rank from number eight to number 109, but a project could be moved in ranking depending on the severity of the problem.

Projects include:

- Replace culvert under Melrose Avenue box and channel
- Storm drain on Forest Park Boulevard beginning at Palm Street
- Palm Avenue to Aspen Street storm drain

- Storms drain system to be installed on Glenrose Avenue, Glendale Avenue and a portion of Grand Avenues
- Storm drain on Golfside Avenue and Forest Park Boulevard
- Storm drain on Aspen Street with connection to Alder Street, Prilliman Avenue, Clifton Street and Dudley Street.
- Storm drain on Clifton Street to Aspen Street one block of Ajax Avenue and one block of Wellsley Street to Cove Road.
- Plug existing drainage well and connect inlet to existing storm drain system

Both neighborhoods are well served by public bus service. Valley Metro has several stops in each neighborhood. Many residents use the bus system, but complain that the system is complicated and bus service is limited in coverage area and hours of operation. Residents also commented that they would like to see covered bus stops with benches. Shelters could also be an opportunity to post information about routes and schedules.

Vision 2001-2020 views gateways as important elements in defining different areas of the city, and enhancing the neighborhood's image. Villa Heights neighborhood does not have a welcome sign that denotes its boundaries. Fairland has a neighborhood sign located at the corner of Aspen Street and Ordway Drive. However, the sign is not visible from the main thoroughfare. The main gateways into the neighborhoods are:

- Melrose Avenue and Lafayette Boulevard
- Cove Road and Lafayette Boulevard
- Hershberger and Cove Road
- Cove Road and Aspen Street
- Palm Street and Melrose Avenue
- Ferncliff Avenue and Hershberger

Each of these gateways should be enhanced by the addition of landscaping and gateway signs. Residents expressed interest in beautification of these areas to improve impressions when entering the neighborhoods. Gateway enhancements should be in coordinated with streetscape improvements, tree planting, and landscaping.

Fairland and Villa Heights **Streets**

Public Services

Public safety is of great concern and is crucial to improving any neighborhood's future. Several residents from the Villa Heights neighborhood expressed a perceived increase in criminal activity particularly on streets surrounding Villa Heights Park and on Lafayette Boulevard. Residents feel they need more police presence in the neighborhood, by either bicycle or patrol car.

Community Oriented Policing Effort (C.O.P.E.) units were employed by the Roanoke Police Department. The Police Department uses a portion of the Villa Heights Recreation Center as a satellite office. The Street Crimes Sergeant operates from this facility and patrol officers, detectives, and supervisors use the building periodically to write reports, use the telephone, and meet with citizens. While the COPE staff had a significant positive impact in the area, fewer officers were available for this service.

Since the drafting of this neighborhood plan, the Roanoke City Police department has, restructured to a geographic zone policing method. The Department has divided Roanoke into four (4) zones, Northwest, Northeast, Southwest, and Southeast. Each zone has a Community Resource Officer that is overseer on current happenings within their assigned zone. The restructuring have brought positive reports on policing and positive reports from citizens. Crime reports in the last three years show a decrease in reports taken and a decrease in most categories of crime.

Station 9 at 24th Street and Melrose Avenue and Station 5 on 12th Street and Loudon Avenue provide fire and emergency medical response to the Fairland and Villa Heights neighborhoods. In addition, the area also receives fire and ambulance service from station #13 located at Appleton and Peters Creek Road, and station #10 located at the airport. Current response times average four minutes. The Fire/EMS Master Plan proposes relocating Stations #10 and #13 from their current locations to a more central site, and replacing them with one large station and multi-service facility serving the same coverage area. The location of the new station is currently being evaluated.

Code enforcement is a major issue for residents. Some vacant lots in both neighborhoods have an abundance of vegetation and debris. Junk cars and junk outdoor storage are recurring violations. Effective code enforcement is essential to future revitalization efforts and must be aggressively pursued in the Fairland and Villa Heights neighborhood.

All residents have public refuse and recycling collection. Roanoke has made a commitment by stating in the overall comprehensive plan to recycle material wherever feasible. Many residents participate in the recycling program.

Quality of Life

The Villa Heights Park is located west of Lafayette Boulevard on Clifton Street. The park is 5.7 acres and features a recreation center in a historic building. In addition, the park has a number of outdoor recreation facilities:

- Football field
- Baseball diamond
- Basketball courts

- Children Playground Equipment
- Open space
- Recreational center

The recreation center is a house built ca. 1830 that has been renovated into a community center. Within the center is a community room, art & craft rooms, ping-pong table, and kitchen and office space. It is a community asset for the neighborhood and a significant historical structure. During the public workshops, residents expressed the need for the park to have a walking trail and more recreational activities and facilities for the elderly, such as shuffleboard, and chess and checker tables.

The department of Parks and Recreations has conducted further workshops concerning the future of the historical house at Villa Heights Park. From the workshops, residents have compiled a list of several programs they would like to see active, different partnerships with churches and organizations, and present issues. Many of the programs listed were consistent with the programs given in the neighborhood plan workshops, such as senior activities, arts & crafts, and after school programs. Partnerships are a critical component to the success of the center, residents listed schools, churches, Valley Metro, libraries and the police department as a source for assistance and collaboration of events. Issues listed were transportation for seniors, safety, participation, and promotions of programs. The workshops were a source of tremendous value in evaluating and planning future endeavors for the park

Various churches in the area offer their facilities for community meetings and activities. Of the seven churches located within the neighborhoods, many have outreach programs for the area. Residents mentioned that they would like to see the churches in the area come together and have a stronger presence in the neighborhoods.

Children in the Fairland/Villa Heights neighborhood attend Forest Park Elementary School, William Ruffner Middle School, and William Fleming High. Forest Park School is located on Melrose Avenue, just south of Villa Heights. William Ruffner and William Fleming are located just north of the Fairland neighborhood. While there are three schools within the area, many youth are not involved with organized sports or clubs. The city's Youth Services offer different programs aimed at children for activities and programs for development of skills such as job training, interview skills, and resume-building. Churches in the neighborhood have youth leagues in various sports, in addition to after school programs and a computer lab.

The Fairland Civic Organization is the neighborhood organization for the Fairland neighborhood. Their concerns and mission are to work toward beautifying the neighborhood as a whole, while improving the community as a desirable place to live. The Villa Heights neighborhood organization is active as individuals but currently they are not meeting as group.

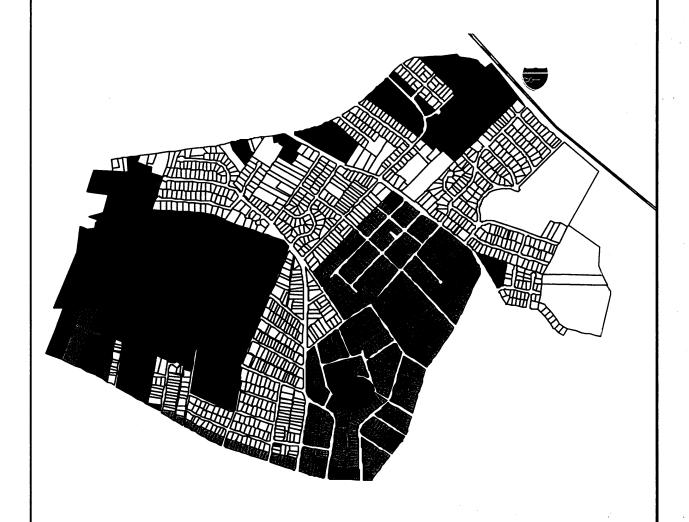
Each neighborhood is unique in its number of people, businesses, and groups who have vested interest in the neighborhoods future growth and development. All play a part and should participate in the common goals and development of the neighborhood's future.

Greenways

Roanoke Vision 2001-2020 recommends that greenways be developed to link neighborhoods and important destinations throughout the city. Currently there are no Greenways paths within the Fairland / Villa Heights neighborhood area. The closest would be Lick Run Greenway that paths through the Washington Park neighborhood and the Gainsboro neighborhood and ends at the Hotel Roanoke downtown Roanoke. Greenways are corridors of

protected space used for recreation, conservation, and transportation. The planned Lick Run Greenway will connect Valley View Mall with Hotel Roanoke, there has been a suggestion to have the Lick Run Greenway link to the Roanoke Country Club. The greenway will create a well-defined link for the neighborhood and serve as a recreational and transportation amenity.

Future Land Use



Land Use

- Single Family Residential
- Single & Two Family Residential
- Multifamily
 - Office Residential Mix
 - Village Center
 - General Commercial
 - Light Industrial
 - Recreation/Open Space/Park
- Institutional



Recommendations

Community Design

Policies

- 1. Roanoke will encourage development of Fairland and Villa Heights as a mixed traditional and suburban neighborhood model prescribed by *Vision 2001-2020*. Compatibility between diverse uses will be encouraged through quality design.
- 2. New development should enhance and contribute to the neighborhood's long-term viability. New development should be compatible with the scale, setbacks, and style of the current housing stock.
- 3. Streets are to be designed to support auto, pedestrian and bicycle traffic. Interconnected street patterns should be retained and enhanced.
- 4. Village Center development should be identifiable and neighborhood oriented. In addition, it needs be accessible for pedestrians and bicyclists.

- 1. Identify specific areas for opportunities to establish neighborhood identity through community gateways.
- 2. Develop a streetscape safety improvement strategy for Lafayette Boulevard, Cove Road, and Forest Park Boulevard. Priority should be on Cove Road.
- 3. Encourage collaboration of community groups and churches to initiate beautification projects with a priority on improving gateways.
- 4. Change zoning at the intersection of Cove Road and Lafayette Boulevard to neighborhood commercial to encourage a mix of uses.
- 5. Initiate comprehensive rezoning to encourage the desired development patterns in accordance with the Future Land Use map.
- 6. Discourage strip commercial development along Melrose Avenue.
- 7. Identify vacant lots and develop neighborhood initiatives for development of those lots in a manner consistent with the policies of this plan.
- 8. Evaluate Villa Heights area for inclusion in the Neighborhood Design District Overlay.

Residential Development

Policies

- 1. Roanoke will encourage the Fairland and Villa Heights neighborhoods to be mixed-use urban neighborhoods with opportunities for housing, employment, and services for all ages, races, and incomes.
- 2. Ensure the design of new infill housing is compatible with the existing uses.
- 3. Maintain home ownership rates through financing programs for homebuyers particular to the neighborhood.
- 4. Encourage better stewardship of vacant properties by working with area neighbors and the Department of Housing and Neighborhood Services to increase their level of vigilance of housing maintenance in addition to targeted code enforcement.
- 5. Support residential development on the empty parcel adjacent to Fairland Road.

Actions

- 1. Collaborate with community organizations and housing developers to find ways to maintain and increase home ownership in the neighborhoods.
- 2. Insure that new housing development and infill-housing models are consistent with design guidelines of Vision 2001-2020.
- 3. Improve the networking system between the neighborhood and Roanoke City departments for code violations reporting.
- 4. Encourage programs with incentives for homeownership for people interested in living in the neighborhoods.
- 5. Expand the Rehabilitation District to the Villa Heights neighborhood and expansion of the Rental Inspection Program.

Economic Development

Policies

- 1. Support, retain, and expand business development that is compatible with neighborhood character and scale.
- Village Centers need to complement the existing fabric of the neighborhood and have a strong pedestrian link into its surrounding areas.
- 3. Support village center development at the intersection of Cove Road and Lafayette Boulevard and at the intersection of Melrose Avenue and Lafayette Boulevard.
- 4. Ensure good relationships between residential and commercial development through thoughtful site and building design and landscaping.
- 5. Encourage a mix of commercial uses that will improve the vitality and connectivity of existing neighborhood areas.
- 6. Discourage strip development along Melrose Avenue.

Actions

- 1. Reevaluate limits of commercial areas with the update of the zoning ordinance, based on the future land use map.
- 2. Market the area Village Centers with emphasis on commercial uses with minimal noise and lighting impacts.
- 3. Support new development in the area that will encourage the appropriate use, design, and scale consistent with existing land use.

Infrastructure

Policies

- 1. Streetscapes will be attractive and well maintained.
- 2. Major streets (i.e. Cove Road, Hershberger Road, Melrose Avenue, and Lafayette Boulevard) will be designed to accommodate pedestrians, bicycles, and motor vehicles.
- 3. Connectivity of streets will be maintained and enhanced.
- 4. Streetlights should provide adequate illumination while avoiding glare and light pollution.
- 5. Storm water problems will be addressed though public improvements.
- 6. Functional alleys should be maintained.
- 7. Ensure arterial and collector streets have safe pedestrian accommodations such as sidewalks or pedestrian pathways.
- 8. Plant species of street trees that enhance the historic character of the neighborhood such as oaks and maples.

- Consider gateways with neighborhood signs at the intersection of Hershberger Road and Cove Road, Melrose Avenue and Lafayette Boulevard, and Cove Road and Lafayette Boulevard.
- 2. Improve public transportation service by considering extended service hours and providing covered bus stops with seating for the elderly and handicapped.
- 3. Encourage neighborhood organizations and the Department of Neighborhood Services to sponsor tree-planting projects.
- 4. Address safety issues of speeders and blind sight lines on Lafayette Boulevard and Cove Road with traffic calming measures, and/or trimming or removing bushes.
- 5. Address storm water drainage problems on Cove Road, Pittsfield, Forest Park Boulevard, Aspen Street, Lakeview Drive, and Springhill Drive.
- 6. Create the bicycle connections on Lafayette Boulevard and Cove Road and streetscape improvements along Melrose Avenue identified in the Vision 2001-2020 plan.
- 7. Implement appropriate measures for traffic calming on Lafayette Boulevard, Cove Road, Forest Park, and Aspen Street.
- 8. Coordinate new sidewalk and/or curb and guttering with repairs and addition of amenities such as street trees, shade, and ornamental.
- 9. Assess arterial and collector streets for pedestrian and bicycle accommodations.

Public Service

Policies

- 1. Aggressively enforce property maintenance and nuisance codes.
- 2. Support collaboration with the Roanoke Neighborhood Advocates.
- 3. The city will continue providing excellent fire/EMS protection to the Fairland and Villa Heights neighborhoods.
- 4. The city will continue to encourage solid waste recycling.
- 5. Support neighborhood watch programs and other Crime Prevention Though Environmental Design (C.P.T.E.D) principles that will enhance the safety and character of the neighborhood.

- 1. Distribute information on code enforcement efforts in the neighborhoods.
- 2. Continue incentive programs that encourage affordable housing opportunity for police officers living in the neighborhood.
- 3. Enhance communication between residents, the neighborhood organizations, and the city of Roanoke, for increased awareness of neighborhood, and assistance programs offered.
- 4. Increase police presence within the neighborhoods.

Quality of Life

Policies

- 1. Support community empowerment by building neighborhood based organizations.
- 2. Villa Heights Park should be maintained as a community asset.
- 3. The tree canopy should be maintained and increased throughout the neighborhood.
- 4. Encourage neighborhood churches to coordinate efforts to improve the quality and range of outreach services.

- 1. Revitalize the Villa Heights neighborhood organization.
- 2. Consider planting trees with large canopies (i.e. Oaks, Maples, and/or Ash) along streets with existing large canopy trees.
- 3. Work with the Department of Parks and Recreation to determine the priority and feasibility of developing some of the following needs:
 - a. More senior activities and benches
 - b. New exercise trail around the park
 - c. New water fountain
 - d. Improved recreation center facility
- 4. Consider extending the Lick Run Greenway through the Fairland/villa Heights neighborhood connecting to the Roanoke Country Club.
- 5. Improve neighborhood appearance by beautifying gateway areas and consider the following areas for gateway signs:
 - a. Melrose Avenue and Lafayette Boulevard for Villa Heights
 - b. Cove Road and Lafayette Boulevard for both neighborhoods
 - c. Hershberger and Cove Road for both neighborhoods
 - d. Cove Road and Aspen Street for Fairland

Implementation

Community Design		
Gateway Beautification	NG/HNS	5 years
Vacant lot development	HNS	5-10 years
Comprehe nsive Rezoning	PBD	1 year
Residential Development		
Implement home ownership programs	NG / HNS	Ongoing
Implement Neighborhood Design District	PBD	3 years
Identify development opportunities	NG / HNS / PBD	1 year
Economic Development		
Develop Village Center at the intersection of Cove Road, Lafayette Boulevard Infrastructure	ED / PBD	1 – 4 years
	PW	5-10 years
Address storm water problems on Cove Road	FW	3-10 years
Plant street trees, Improve streetscapes	PW / HNS	2-5 years
Address safety issues on Lafayette Boulevard	PW / EN / TD	1-3 years
Repair and complete sidewalk and curb system	PW	5-10 years
	TD / NG / PW	1-5 years
Public Services		
Enact program for neighborhood crime prevention and code enforcement violations. Quality of Life	PD/ NG / CE	1-2 years
Continued maintenance of Villa Heights Park	PR/NG	Ongoing
Develop Neighborhood Watch Program in the Villa Heights area.	PR / NG/HNS/PD	1-2 years

HNS: Housing & Neighborhood Services ~ PBD: Planning Building and Development ~ CE: Code Enforcement ~ NG: Neighborhood Groups ~ PD: Police Department ~ PR: Parks and Recreation Department ~ ED: Economic Development ~ PW: Public Works ~ EN: Engineering Division ~ TD: Transportation Division



IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

AN ORDINANCE approving the Fairland and Villa Heights Neighborhood Plan, and amending <u>Vision 2001 - 2020</u>, the City's Comprehensive Plan, to include the Fairland and Villa Heights Neighborhood Plan; and dispensing with the second reading of this ordinance by title.

WHEREAS, the Fairland and Villa Heights Neighborhood Plan (the "Plan") was presented to the Planning Commission;

WHEREAS, the Planning Commission held a public hearing on December 16, 2004, and recommended adoption of the Plan and amending <u>Vision 2001 - 2020</u>, the City's Comprehensive Plan (the "Comprehensive Plan"), to include such Plan; and

WHEREAS, in accordance with the provisions of §15.2-2204, Code of Virginia (1950), as amended, a public hearing was held before this Council on Tuesday, January 18, 2005, on the proposed Plan, at which hearing all citizens so desiring were given an opportunity to be heard and to present their views on such amendment.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke as follows:

- 1. That this Council hereby approves the Fairland and Villa Heights Neighborhood Plan and amends <u>Vision 2001- 2020</u>, the City's Comprehensive Plan, to include the Fairland and Villa Heights Neighborhood Plan as an element thereof.
 - 2. That the City Clerk is directed to forthwith transmit attested copies of this

CITY OF ROANOKE PLANNING BUILDING AND DEVELOPMENT



215 Church Avenue, S.W., Room 166
Roanoke, Virginia 24011
Telephone: (540) 853-1730 Fax: (540) 853-1230
E-mail: planning@ci.roanoke.va.us

January 18, 2005

Honorable C. Nelson Harris, Mayor Honorable Beverly T. Fitzpatrick, Jr., Vice Mayor Honorable M. Rupert Cutler, Council Member Honorable Alfred T. Dowe, Jr., Council Member Honorable Sherman P. Lea, Council Member Honorable Brenda L. McDaniel, Council Member Honorable Brian J. Wishneff, Council Member

Dear Mayor Harris and Members of City Council:

Subject: Grandin Court Neighborhood Plan

Planning Commission Action:

Planning Commission public hearing was held on Thursday, December 16, 2004. By a vote of 7-0, the Commission recommended that City Council adopt the Grandin Court Neighborhood Plan as a component of *Vision 2001-2020*.

Background:

Grandin Court is a well-defined residential community bordered by Grandin Road to the north, Creston Avenue to the south, Persinger Road to the east, and Roanoke County to the west. The neighborhood is fully developed with most of the homes built between 1920 and 1960. Brambleton Avenue and Grandin Road provide access to other parts of the region.

Grandin Court has an abundance of amenities that create a high quality of life. The neighborhood features three parks, two greenways, a recreational center, schools within walking distance, and pleasing streets that residents walk day and night. The majority of houses are one and two-story brick houses that front tree-lined streets, thus creating a sense of permanency and stability. Children attend Grandin Court Elementary, James Madison Middle School, and Patrick Henry High School. Excellent city parks and greenways create visual beauty and recreational activities.

Three public workshops were held with the neighborhood in spring/summer 2004. Various City staff attended these meetings and staff worked closely with interested residents throughout the process.

Considerations:

This plan proposes four priority initiatives and recommendations:

1. Reactivate the Grandin Court Civic League
Residents should be involved in neighborhood improvement and advocacy.

2. Strengthen neighborhood identity

Install gateway signs at specific locations on Brambleton Avenue and Brandon Road.

3. Encourage the establishment of vibrant village centers

Located along the western segment of Brambleton Avenue and at the intersection of Grandin Road and Guilford Avenue. Village centers should be dense, compact in size, and identifiable. Uses in village centers should generally be neighborhood-oriented commercial, but should also contain some businesses that serve a larger market.

The village center on Brambleton Avenue should make a distinct change in character when entering from Roanoke County. The development pattern and infrastructure should more resemble a main street than a continuation of the strip commercial pattern found in the county.

4. Improve corridors and gateways

Streets and gateways should be attractively designed. Specific attention should be placed on Brambleton Avenue because it is a major gateway to Roanoke. Functionally, streets will accommodate autos, pedestrians, and bicycles. Trees should be used to create a canopy over streets, so large species of trees should be used whenever possible.

Traffic-calming strategies should be incorporated into improvements. The priority should be on providing an improved pedestrian environment.

The four priority recommendations address the most prominent issues in the neighborhood, but are not comprehensive. The plan contains a number of other action items. *Vision 2001-2020*, the City's Comprehensive Plan, provided the framework for the plan. The policies and actions of the plan are consistent with those in *Vision 2001-2020*.

The plan also includes a future land use map to guide development and zoning patterns in the neighborhood.

Ms. Anne Beckett, City Planner introduced and presented on the Grandin Court Neighborhood Plan. Ms. Beckett gave a brief report on the overall issues and initiatives of the plan. Ms. Beckett reviewed the changes to the future land use map that stemmed from the Long Range Planning Committee, held December 3, 2004.

Messrs. Williams and Chrisman stated that they would like to see clarification in the plan relative to three (3) foot planting strips for street trees (pages 12 and 13). Mr. Rife stated that the proposed Patrick Henry High School fitness center might not be open to the public as was stated in the plan on page 15. Mr. Scholz recommended that the neighborhood association apply for a grant through the Department of Neighborhood and Housing Services for proposed signage (page 21).

Recommendation:

By a vote of 7-0, the Planning Commission recommends that City Council adopt the Grandin Court Neighborhood Plan as a component of *Vision 2001-2020*, the City's Comprehensive Plan.

Respectfully submitted,

Pohert B. Manatta

Robert B. Manetta, Chairman City Planning Commission

cc: Darlene L. Burcham, City Manager Rolanda Russell, Assistant City Manager William M. Hackworth, City Attorney Steven J. Talevi, Assistant City Attorney IN THE PLANNING COMMISSION OF THE CITY OF ROANOKE, VIRGINIA

This 16th day of December, 2004

A RESOLUTION recommending the adoption of the Grandin Court
Neighborhood Plan as an element of the City's Comprehensive Plan.

WHEREAS, a series of community workshops were held in the Grandin Court neighborhood to gain input into the plan;

WHEREAS, the draft plan has been reviewed by the neighborhood, city staff, and the Long Range Planning Committee of the City of Roanoke Planning Commission; and

WHEREAS, the Grandin Court Neighborhood Plan has been advertised in accordance with Section 15.2-2204 of the Code of Virginia (1950), as amended, and pursuant to that notice, a public hearing was held on December 16, 2004, at which all persons having an interest in the matter were given a chance to be heard.

BE IT RESOLVED by the Planning Commission of the City of Roanoke that it recommends to City Council that the Grandin Court Neighborhood Plan, dated December 16, 2004, be adopted as an element of the City's Comprehensive Plan, and that by signature of its Chairman below, the Planning Commission hereby certifies the attached copy of the neighborhood plan to City Council.

ATTEST:

Chairman

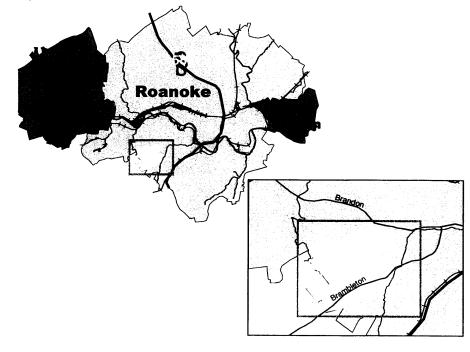
Grandin Court Draft Neighborhood Plan

Roanoke Virginia

January 18, 2005

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Introduction

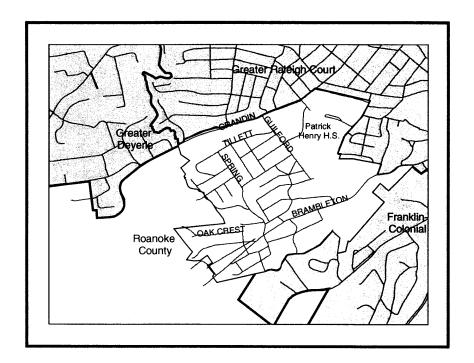
Grandin Court has an abundance of amenities that create a high quality of life. The neighborhood features three parks, two greenways, a recreational center, schools within walking distance, and pleasing streets that residents walk day and night. The majority of houses are one and two-story brick houses that front tree-lined streets, thus creating a sense of permanency and stability. Located in southwest Roanoke, Grandin Court borders Roanoke County with direct access toward downtown via Brambleton Avenue. Children attend Grandin Court Elementary, James Madison Middle School, and Patrick Henry High School. Excellent city parks and greenways create wonderful visual beauty and recreational activities.

Neighborhood Planning

In 1985, Roanoke Vision, the city's comprehensive plan, called for the preservation and enhancement of existing neighborhoods and recommended that city policies and actions support neighborhood revitalization and preservation. The current comprehensive plan for the city, Vision 2001-2020, continues support for neighborhood-based planning for a livable and sustainable city. Roanoke must work to retain its citizens and improve the livability of its neighborhoods.

Staff from the City of Roanoke's Planning Building and Development Department involved the community in the development of this plan. Planners worked with Grandin Court residents in 2004 through a series of workshops to identify priorities and issues of concern. Community input was used to develop the policies and actions in the plan.

This plan recommends actions that can be carried out by citizens, the city, neighborhood organizations, as well as policies that are used to guide future decisions. Neighborhood and area plans are official documents that City Council adopts and they become part of the city's comprehensive plan. These initiatives are reflected in the policies and actions located in the Recommendations section of this document.



High Priority Initiatives

This plan proposes four priority initiatives:

- 1. Reactivate the Grandin Court Civic League
- 2. Strengthen neighborhood identity
- 3. Encourage the establishment of vibrant village centers
- 4. Improve corridors and gateways

Plan Elements

Discussion in this plan is organized into six Plan Elements:

- 1. Community Design looks at physical design development and land use patterns.
- 2. Residential Development addresses existing and new housing opportunities.
- 3. Economic Development deals with commercial and industrial development in the neighborhood.
- 4. Infrastructure evaluates transportation systems and utility systems.
- 5. Public Services assess the critical functions of the Fire/EMS, police and other city services.
- **6.** Quality of Life addresses recreational opportunities, environmental issues, education, and community involvement.

Development History

Land development in what would become Grandin Court first began when William Terry purchased his first 400-acre tract of land in 1775. Seven years later, he purchased another 400-acre tract. The oldest standing house in the neighborhood is the 'Caretaker' house located in Fishburn Park. The log house, now covered with wood siding, was built before 1850 on a large tract of land that straddled Murray Run.

Grandin Court began development in 1926. The area became a part of Roanoke through annexations in 1926 and 1943. Four entities owned large tracts of land that eventually developed into subdivisions, schools and an office park. In 1923, the Weaver Heights Corporation mapped out "suburban lots" on 140 acres of land that developed into Weaver Heights and Grandin Court subdivisions within the newly annexed area.

The 1943 annexation brought in 119-acres that became Fishburn Park, and the land now occupied by James Madison Middle School and Virginia Western Community College. The 100-acre Kazim Temple tract developed into Shrine Hill Park and the Patrick Henry High School complex. In 1949, the land owned by the Shenandoah Life Insurance Company became their office complex.

People

According to the 2000 Census, Grandin Court contains 2,463 residents and 1,212 housing units. The "average" Grandin Court family has a 36-year old male and a 41-year old female living in an \$110,000 home. They earn a median household income of \$44,000 (much higher than the citywide median household income of \$30,719), and have a commute of 20 minutes or less. Nearly one-half of the residents pursued higher education degrees and ¾ of the registered voters turned out to vote. Females out number males 53% to 47%.

The tables below show general demographic characteristics of Grandin Court and the surrounding census tract/ block groups for the last two censuses. Please note that the numbers below reflect a slightly larger geographic area than the Grandin Court neighborhood. The total population decreased slightly, mostly reflected in younger adults and elderly populations. The 2000 Census introduced a race category to incorporate citizens who consider themselves of two or more races. Fifty-nine residents classified themselves under the new category.

Table 1. Total Population and Racial Composition

	1990 Census	2000 Census	Percent
Total Population	2530	2468	-3%
White	2509	/2881	-5%
African American	11	23	+101%
Other Races and			
Multiracial	10	59	+500%

Grandin Court is losing population and households while gaining slightly in diversity; the neighborhood contains a 97% white population, while Roanoke has a 69% white population. Grandin Court's population decreased by 3% (66 people) between 1990 and 2000. During the same period, Roanoke's population decreased by 1.5 %. Such population losses can usually be attributed to smaller household sizes. However, the number of housing units also decreased. It is likely that some conversion of units from multifamily to single-family occurred, leading to fewer housing units and a population decrease.

Table 2. Age Distribution

	1990 Census	2000 Census	Percentage Change
Total Population	2530	2468	-3%
0-17 Years Old	505	526	+4%
18-39 Years Old	851	741	-12%
40-64 Years Old	595	778	+3%
65 Years and			
Over	580	423	-27%

Table 3. Age Distribution: Comparison between Grandin Court and Roanoke, 2000

	Grandin Count	Roanoke
0-17 Years Old	27.5%	+23%
18-39 Years Old	30%	+31%
40-64 Years Old	31%	+30%
65 Years and		
Over	17.5%	+16%

The current age distribution of Grandin Court is almost identical to that of the City as a whole.

1. Community Design

Physical Layout

Grandin Court is a well-defined residential community bordered by Grandin Road to the north, Creston Avenue to the south, Persinger Road to the east, and Roanoke County to the west. The neighborhood is fully developed with most of the homes built between 1920 and 1960 on undulating topography. The arterial corridors of Brambleton Avenue and Grandin Road provide access to other parts of the region.

The neighborhood has focal points and community gathering places in its schools and parks. Fishburn Park, Shrine Hill Park and Woodlawn Park provide large areas of open space and wooded areas for outdoor and recreational activities. Grandin Court Elementary, the Grandin Court Recreational Center, and the Patrick Henry High School complex all provide excellent amenities and visual variety.

Land Use Patterns

The majority of land is zoned single-family residential with some commercially zoned land. Guilford Avenue has a strip of multifamily zoning. The total percentage of commercially zoned properties is minimal, mostly contained in the large parcel for Shenandoah Life, and the businesses along the western end of Brambleton Avenue. City parks and schools account for a large amount of total land use.

The zoning and land use in Grandin Court can be summarized in five general categories:

- ❖ Traditional Residential the neighborhood is comprised primarily of single-family detached houses with duplexes scattered throughout the area. Zoned as a Residential Single-Family District (RS-3), the district provides for medium population densities, and promotes and encourages the revitalization and preservation of single-family neighborhoods.
- ❖ Mixed Density Residential most of Guilford Avenue is a mix of single-family and multifamily residential units, while areas along Brambleton Avenue make up the primary Residential Multifamily, Medium Density District (RM-2). The RM-2 District is intended to encourage the preservation and enhancement of city neighborhoods which have historically developed with medium population densities and to provide for a compatible mix of housing types which encourage innovative infill development and to accommodate the efficient use of utilities.
- ❖ Village Centers Most commercial development is located along Brambleton Avenue. Shenandoah Life is also a large commercial use. Small-scale commercial uses are located along Brambleton Avenue between Spring Road and the City limit. On Grandin Road, two parcels are dedicated to commercial uses—a convenience store and a restaurant. These commercial areas are zoned General Commercial.

- ❖ Office—Shenandoah Life is a large office building on a 27.5–acre tract, half of which is wooded.
- ❖ Institutional—Patrick Henry High School is a major presence. This complex contains the high school, an elementary school, a library, and sports facilities. In addition, a considerable amount of land is dedicated to wooded areas.

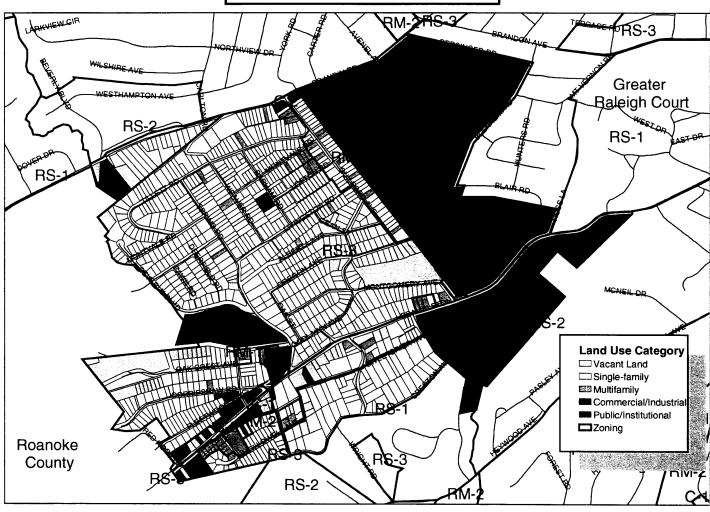
As a major gateway to Roanoke, the commercial area along Brambleton Avenue should take on a distinct character, more like a village center than a continuation of the strip commercial along the County portion of the street. This change in character should be accomplished through application of office and neighborhood commercial zoning districts as well as special infrastructure improvements.

Likewise, the small commercial intersection at Guilford and Grandin should have neighborhood commercial zoning and special infrastructure treatments. This plan recommends that higher residential density be concentrated near village centers. Accordingly, the residential density along the southern portion of Guilford Avenue should be reduced through rezoning to a single-family district.

Community Design Issues:

- ❖ Address inappropriate commercial zoning
- Define Brambleton Avenue as a place to better identify the neighborhood and increase business
- Establish two village centers
- ❖ Focus multifamily development near the village centers

Grandin Court Zoning & Land Use



2. Residential Development

The Grandin Court neighborhood displays a median 1950s housing stock with a strong mix of historic cottages, bungalows, and American Foursquares popular during the 1920s and 1930s. The northeast corner of the residential area has a uniform grid street pattern, while the remaining streets follow the topography.

Grandin Court developed in three stages. About half of the current houses were first constructed in the northeastern corner during the 1920s. They remain in good condition and attractive today with their brick construction and pleasing environment. After World War II and through the 1950s, the former "J.P. Woods Lands" to the west, developed into the Spring Valley subdivision featuring one-story brick and frame ranch-style houses. Rich varieties of house types from the 1920s and 1950s perch on the steeper hills to the south of Brambleton Avenue. By the 1960s, housing development leveled off.

Although the area has a stable housing stock, recent infill housing has occurred that is incompatible with the character of the neighborhood. There are over 50 vacant residential lots on which to build, so it is important that new infill housing be well designed and compatible with existing housing. However, regulatory tools such as the Neighborhood Design District or a historic district are not applicable because the neighborhood does not meet the criteria for these opportunities.

The Grandin Court Neighborhood is above the City average in property value and below in the percentage of rents under \$500. Citizens value the housing stock in the area in terms of types and styles. Many houses are built of brick, which reduces long-term maintenance needs. Quality construction and high home ownership rates result in few housing maintenance issues. The owner-occupancy rate of 77% is much higher than the City rate of 56%. There are multifamily houses and apartments scattered throughout the neighborhood. Although Grandin Court enjoys a high rate of owner-occupancy, residents have cited their concern about increasing multifamily and single-family rental units. In accordance with *Vision* 2001-2020, future higher-density development should take place near activity nodes.

Table 4. Housing

Year:	1990	2000	Percentage Change
Occupied Housing Units	1170	1144	-2%
Owner Occupied	984	943	-4%
Renter Occupied	186	201	+7%

Traditionally a neighborhood dominated by single-family detached dwellings, Grandin Court and the surrounding area offers a balance of single-family and multifamily housing options. However, the study area has seen a shift to more renter-occupied units.

Residential Development Issues: Incompatible infill development and conversion of single-family homes to rental housing units.

3. Economic Development

Grandin Court's economic activity is focused along Brambleton Avenue (U.S. Route 221). Brambleton Avenue has a variety of commerce and is a strong commuter route from adjoining Roanoke County into the City. Vacancies in this area do not last long as new establishments continue to replace outgoing ones.

The largest and oldest company in the neighborhood is the Shenandoah Life Insurance Company. Located on a 27.5-ac. semi-wooded tract of land, the building and its setting lend to the visual appeal of the neighborhood. The original business opened in downtown Roanoke in 1916 to provide a "hometown" insurance company to western Virginia. Civic leader Robert Angell served as its first president until his death in 1933, when E. Lee Trinkle, a former Governor of Virginia, took over as President. In 1943, the company purchased the land and shortly after WWII, built their modified Georgian style brick office building overlooking a sloping hill. The building has expanded and been remodeled over the years to meet new needs.

Brambleton Avenue contains virtually every type of development except industrial. It features a large church, three large office buildings, a historic restaurant and filling station, auto sales, single-family bungalows, multifamily houses, one-story commercial stores, a gas station, and a produce stand. With all the available shopping options, there are few sidewalks to provide safe pedestrian passage. Asphalt surrounds the businesses, especially along the north side of Brambleton Avenue. The lack of sidewalks and street trees makes the business area more auto-oriented. The commercial area needs to be a part of the neighborhood to make it pedestrian friendly, accessible, and attractive.

Previously known as Greenbrier Road (and earlier, Martin's Lane), Brambleton Avenue today remains two lanes until it reaches the Roanoke County line where it expands to four lanes. In 1932, the section of Greenbrier Road that ran through Grandin Court was developed into U.S. Route 221. One of the first establishments to take advantage of the new road was the 1936 Coffee Pot Restaurant and its adjacent filling station. This popular roadside destination for travelers originally served as a teahouse. Steam emanated from the spout of the three-dimensional coffeepot sign. The vertical unhewn log building was listed on the National Register of Historic Places in 1996 and still provides entertainment for locals and travelers alike.

The commercial area of Brambleton Avenue developed over time with a variety of buildings and uses. Much of the street still contains single-family dwellings. Additionally, many of the brick commercial/office buildings that line the north side of the street were originally 1950s and 1960s single-family houses and later converted to commercial use. Most stores are onestory, with inconsistent setback lines with different roof shapes, signage, and uses. Anchoring the commercial sector on the eastern boundary is a cluster of two-story brick office buildings in a neo Colonial-Revival style. Typical businesses include a barbershop, used car dealership, video store, cell phone store, insurance company, pizza delivery, and a dry cleaner. At the neighborhood meetings, the residents stressed that this commercial area needs beautification and traffic calming, and that this concentrated commercial area should not expand along Brambleton Avenue.

Village Centers

The original core business area of Grandin Court developed during the 1940s and 1950s at the corner of Brambleton Avenue and Ashby Street. This corner contains the only concentration of historic commercial buildings that resemble a traditional commercial style. Today, the three historic buildings (intact buildings 50-years of age or older) consist of the original 1936 Coffee Pot Restaurant, an adjacent used-car dealership that originally served as the 1952 Farris Atlantic Service Station, and a 1951, two-story brick commercial building that once housed Lipes Pharmacy (later Revco). Better signage, lighting, street trees and street furniture could make this corner a focal point for Grandin Court. Installing utilities underground has been proposed as an option for beautification in village centers throughout the city.

The two parcels that contain a restaurant and a convenience store should remain a small village center. Although both sides of Grandin Road have sidewalks, street crossings at corners need to be accented for pedestrian safety. Grandin Road also serves as a commuter route, and special streetscape enhancements at this corner may reduce traffic speed and increase the appeal of the neighborhood. Residents cited concerns about trash and parking in areas adjacent to these businesses.

Economic Development Issues:

- Develop a Village Center at the corner of Grandin Road and Guilford Avenue.
- * Redefine and beautify the Brambleton Avenue commercial area as a Village Center.
- ❖ Limit expansion of the Guilford/Grandin Village Center.

4. Infrastructure

Street system

Grandin Road and Brambleton Avenue are arterial streets along the north and south edges of the neighborhood. These streets are the primary means of access from the neighborhood to other parts of the city. Grandin Road is adequately sized to meet current and future traffic demands. Brambleton Avenue carries more traffic. VDOT estimates from 2003 indicate the street has about 14,000 ADT (Average Daily Trips). Traffic counts indicate a negligible increase in traffic since 1990. The Roanoke Valley Long-range Transportation Plan does not recommend modifications to Brambleton Avenue. Any widening of Brambleton Avenue would most likely induce more traffic by encouraging more sprawl development in southwest Roanoke County.

Though Brambleton Avenue is not slated for widening, the function of the street can be improved. Between Spring Road and the city limit, Brambleton should be designed to support village center development. Sidewalks and curbs should be installed. Trees should be installed in grates on the street side of the sidewalk. Three-ft. wide grass trips laid between the sidewalks and the streets could also be considered citywide. Curb cuts should be carefully considered, limited in both size and number.

East of Spring Road, Brambleton Avenue has a more residential context. Mature trees just inside the curb line and steep topography would make it difficult to install a sidewalk without removing trees. This area needs further study to determine appropriate pedestrian accommodations. Farther east, where the street is bordered by Shenandoah Life and Fishburn Park, the street becomes winding and is unwalkable. This plan recommends that an asphalt path, be installed on at least one side of the street. The residents suggested the north side of the street.

The interior streets of Grandin Court are generally arranged in a grid system. The grid, however, is modified due to topography. Streets are interconnected and there are few dead ends. The connected system tends to distribute traffic among many smaller streets. Guilford Avenue, Spring Road, Woodlawn Avenue, and Rosewood Avenue function as neighborhood collectors, which convey traffic between individual properties and arterials. Because there are so few linking streets between Grandin Road, Brambleton Avenue, and Colonial Avenue, some of Grandin Court's neighborhood collector streets are used by cut-through traffic. Residents cited speeding and cut-through traffic as ongoing concerns. Residents suggested lowering the speed limit along the residential area of Brambleton Avenue from 35 miles per hour to 30 miles per hour.

In the 1990s, large volumes of cut-through traffic on Rosewood Avenue led to aggressive tactics to calm and divert traffic. The City of Roanoke installed several new stop signs and constructed asphalt curbs. Despite these measures, Rosewood remains a convenient access between Brambleton and Colonial, so it still experiences cut-through traffic and speeding, though to a far less extent than before.

Strategies should focus on encouraging traffic to travel at speeds appropriate for the neighborhood setting. Measures aimed at reducing traffic volume are not recommended. Such tactics tend to inconvenience residents the most and, even worse, simply shift traffic problems to other streets that have even less capacity to handle it. Cut-through traffic between Brambleton Avenue and Grandin Road tends to use two routes. From Grandin Road, traffic uses Guilford and Woodlawn Avenues. From Brambleton, traffic tends to use Spring Road, Livingston Road, and Guilford Avenue. Residents requested that the streets around the Grandin Court Elementary School have full stop signs, and that Rosewood and Woodlawn needs a stop sign on Rosewood. They also asked that the section of street currently named Woodlawn be changed to Spring Road because it connects to Spring Road on either end where it intersects with Brambleton Avenue.

This plan recommends a number of strategies to encourage lower traffic speeds and increase pedestrian safety and accessibility:

- ♣ Keep streets as narrow as possible. Narrow travel lanes tend to slow traffic.
- ♣ Install infill curbing and sidewalks. Sidewalks and curbing are missing in some sections of the neighborhood collector streets.
- ♣ Encourage on-street parking. Residents can have a role in slowing traffic by simply parking their cars on the street to narrow the apparent width of the street.
- ★ When new curbs and/or sidewalks are installed, a minimum three-foot wide grass strip should be included between the curb and sidewalk to accommodate street trees.
- ♣ Plant street trees as part of the overall infrastructure plan. Trees should be long-lived species with spreading canopies.

Residents voiced concern about increased traffic and parking along the streets resulting from the construction of Patrick Henry High School. Measures are being taken to limit access in order to mitigate traffic impact.

Sidewalks and curbs

The majority of the neighborhood's streets have curbing. Some, however, have only gravel shoulders. Sidewalks are common throughout the neighborhood, but the area lacks a complete system. Many sidewalks abruptly begin and end in the middle of blocks. City resources to construct curbing and sidewalks on a citywide basis are limited, so in order to facilitate the timely installation of such improvements, residents may consider participating in cost sharing arrangements. Arterial and neighborhood collector streets should be priorities for new sidewalk construction. New sidewalks for local streets should be considered once arterial and collector streets have a complete system.

Gateways

This plan recommends a new *Roanoke* gateway sign on Brambleton Avenue near the intersection of Red Rock Road. The setting for the sign should be a curbed and landscaped median constructed in the triangular area created where the center turn lane transitions into a center stripe. This gateway would not only announce entrance into the city, but would also serve as a visual transition to a lower traffic speed.

Two *neighborhood* gateways are recommended on Spring Road and on Guilford Avenue – the two primary entrances to the neighborhood. The gateways should be of a durable material like masonry or metal. The pillars that mark the entry to the Rugby neighborhood provide a good example from which to borrow a style. Signs should be located within landscaped curb extensions on both sides of the street.

Public Transportation

The area has excellent transit access. Valley Metro has two routes in the neighborhood. Route 65/66 provides public transportation along Memorial Avenue and Grandin Road including Patrick Henry High School. Route 61/62 serves Brambleton Avenue, Brandon Avenue, and Main Street. Most of the neighborhood is within ½ mile of a transit route.

Bicycle/pedestrian connections

New sidewalk construction is needed in Grandin Court to provide for a more pedestrian friendly environment, especially along the commercial area of Brambleton Avenue. In addition, the shoulder of Brambleton should be widened along Shenandoah Life to provide better pedestrian access. According to the bicycle survey, both Grandin Road and Brambleton Avenue would require widening in order to accommodate bicycle traffic, although it appears that a bike shoulder could be built on the south side of Brambleton from Woodlawn Avenue east to Fishburn Park. For a more natural stroll through the neighborhood, two greenways are proposed, the Murray Run and the Mudlick Creek greenways that will connect to other parts of the city.

Utilities

American Electric Power, Verizon, and Roanoke Gas serve the area. Western Virginia Water Authority provides public water and sewer services, which are available throughout the neighborhood.

Streetscapes

The majority of the residential blocks have appealing streetscapes with rhythmic placement of trees and sidewalks, while others developed along flowing hillsides. Houses are similar in architectural style and are consistently set back from the street. The majority of public rights-of-way have adequate curbs, sidewalks, street trees, although the system is not complete. Other blocks have mixed residential and commercial uses or have numerous vacant lots. The homes along the southern boundary overlook the city to the north from larger lots along a ridgeline.

Infrastructure Issues:

- ❖ Streetscape and pedestrian accommodations on Brambleton Avenue.
- ❖ Addressing traffic on collector streets.
- Defining city and neighborhood gateways.

5. Public Services

Public Safety

The Roanoke Police Department divides the City into 14 districts. The Grandin Court neighborhood is completely contained in District 9, but also includes the neighborhoods of Wasena, Franklin Road, and part of Raleigh Court. District 9 contains the fourth lowest "calls for service" in the City with 4,987 calls for fiscal year 02/03. Calls for service and reports increased 19% in 2002. Fire Station Number 7 serves the area for fire and emergency responses. Located at 1742 Memorial Avenue, S.W., the 1922, two-story brick fire station houses an engine and a ladder truck. The Fire/EMS Strategic Business Plan recommends future improvements to this station to continue its operation.

Recycling

According to the current comprehensive plan for the city, *Vision 2001-2020*, recycling and resource recovery will be promoted as a regional solid waste management tool. Roanoke provides curbside recycling collection throughout the neighborhood.

Public Schools and Libraries

Numerous schools and a library serve the community. Children attend Grandin Court Elementary School, James Madison Middle School, and Patrick Henry High School. Grandin Court Elementary and Patrick Henry are located within the neighborhood plan boundaries. Residents have easy access to the Raleigh Court Public Library.

Grandin Court Elementary School was built in 1950 to ease the overcrowding conditions at Virginia Heights School, and coincided with the development of the Spring Valley subdivision. The REACH program for preschoolers with disabilities had been housed here since its beginning in 1978. In 2000, the school underwent a major renovation with a library expansion, new classrooms, windows, and heating and cooling systems. The attractive school stands on 11 acres, with about half of it wooded and home to local wildlife.

James Madison Middle School, located at Brambleton Avenue and Overland Road, serves approximately 530 students in grades six, seven, and eight. This school is the first fully SOL-accredited middle school in Roanoke.

Patrick Henry High School serves the whole city, and is under Phase I of a major construction project that will be completed in three phases beginning in 2006, then 2007, and 2008. This educational facility will continue to serve as a neighborhood asset. It will contain a health and fitness center, but it is undetermined as to whether it will be open to use by the public. Patrick Henry was originally constructed in 1966 to serve 1,200 students. In 1975, the school's capacity expanded to 1,600 students and a new auditorium was constructed. The current campus also houses Raleigh Court Elementary and the Roanoke Valley Governor's School.

Built in 1966, the one-story brick Raleigh Court Public Library was expanded and renovated in 1982. Virginia Western Community College, located on Colonial Avenue, is an asset to the city, and offers continuing educational opportunities near the neighborhood.

Public Services Issues:

- * Reorganize the Grandin Court Civic League in conjunction with the Police Department for better awareness and control of crime.
- * Encourage recycling.

6. Quality of Life

Grandin Court has an abundance of amenities that contribute to the neighborhood's quality of life. The neighborhood features three parks, a greenway, a recreational center, schools within walking distance, and attractive, walkable streets.

Parks and Recreation

Grandin Court has abundant park space, natural resources, and recreational opportunities that benefit all Roanoke citizens. It features a large community park, two neighborhood parks, and a recreational center. Fishburn Park is the largest community park in southwest Roanoke, and the fourth largest in the city. A community park contains between 10-100 acres and usually serves two or more neighborhoods. Blair J. Fishburn deeded it to the City in 1935. Its 43 acres contain open land, wooded hillsides, a flowing creek, a historic house, two tennis courts, a picnic shelter, two playgrounds, and numerous trails for hiking and biking.

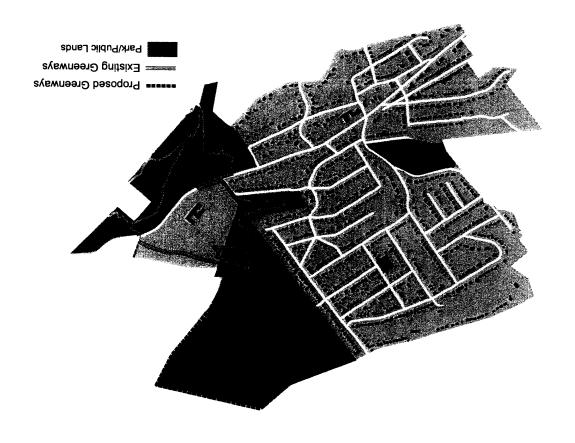
Shrine Hill Park, a 6-acre neighborhood park is located within the Patrick Henry High School complex near the corner of Grandin Road and Guilford Avenue. A neighborhood park contains between two and nine acres, is the basic unit of the park system, and serves as the recreational and social focus of the neighborhood. This park features three lighted tennis courts, parking areas, and open space for soccer practice. Woodlawn Park is a unique six-acre wooded neighborhood park that features a creek and bird sanctuary. Murray Run Greenway runs through the park. Residents noted the need to maintain the quality of the wooded spaces that they enjoy.

Grandin Court Recreation Center, located in the residential core, was built in 1935 as the Weaver Heights Public School. The frame structure with large windows contains 1,900 square feet with a meeting room/dance floor, a crafts room, game room, and small kitchen. Dancing, arts and crafts, and games are the primary uses of the facility. The small site features a playground and a basketball court. Although regarded in good condition, the facility is outdated and undersized. With daily average participation of 60 people, the facility is heavily used. Residents voiced concern about the elderly population being able to use the center. The Comprehensive Parks & Recreation Master Plan recommends the building be renovated as a regional dance center.

Greenways

The Roanoke Valley Conceptual Greenway Plan proposes two greenways for the area:

- ♣ Murray Run extends west from the Roanoke River along the southern side of Brandon Avenue to the south across Colonial and Brambleton Avenues to southwest Roanoke County. The greenway is finished along part of Patrick Henry High School Complex, into Woodlawn Park, and all of Fishburn Park.
- ➡ Mudlick Creek This corridor would use city streets, sidewalks, and alleys to connect Mudlick Creek, and the adjacent Greater Deyerle and Raleigh Court neighborhoods, with the Patrick Henry High School complex.



Community Involvement

Interested residents have responded to concerns raised at the initial neighborhood planning workshops and are reactivating the Grandin Court Civic League to maintain and improve the neighborhood. The league was established in 1992 with the purpose of "maintaining wholesome living conditions in the neighborhood." The League had 70 members and met on an as-needed basis. Since 1996, the league has been inactive.

Quality of Life Issues:

- ❖ Future role of the Grandin Court Recreational Center.
- * Reactivation of the Grandin Court Civic League.
- ❖ Maintain and improve the current green space and natural resources.

Recommendations

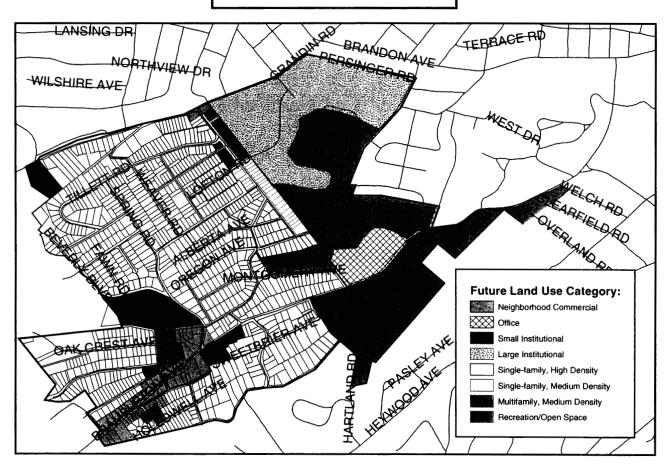
Recommended Policies and Actions

Recommendations are organized by the Plan Elements (community design, residential development, etc.). Recommendations take the form of "policies" or "actions." Policies are principles or ways of doing things that guide future decisions. Generally, policies are ongoing. Actions are projects or tasks that can be completed and have definite end.

Future Land Use

The *Future Land Use* plan is the most important recommendation of this plan. It specifies how future development takes place. Zoning is the principal tool that implements the future land use.

Grandin Court Future Land Use



1. Community Design Recommendations

Policies

- ❖ Village Center development will be encouraged along the western segment of Brambleton Avenue and at the intersection of Grandin Road and Guilford Avenue. Village centers should be dense, compact in size, and identifiable. Uses in village centers should generally be neighborhood-oriented commercial, but should also contain some businesses that serve a larger market.
- ❖ Medium- to high-density residential development such as townhouses and apartments should be located near the village centers.
- ❖ Areas between village centers will be designated for primarily single-family dwellings.
- Community identity will be established at important nodes and locations in the neighborhood.

Actions

- ♣ Change zoning in village centers where needed to encourage a mix of uses and building scales that are appropriate in a neighborhood setting. Development codes should promote development of well-designed commercial structures that encourage pedestrian activity.
- ♣ Install gateway signs at locations identified in the Infrastructure/Gateway section of the plan. Work with the Grandin Court Civic League to obtain matching grant funds through the Department of Neighborhood Services to install neighborhood gateway signs.

2. Residential Development Recommendations

Policies

- New infill housing should be well designed and be compatible with the existing housing stock in scale, massing, and architectural styles and details.
- Generally, higher density residential uses will be centered in and around village centers. Between village centers, residential densities will be lower to reflect existing development patterns.

Actions

- Develop design guidelines for new infill housing that are universal in that they apply to both traditional and modern styles. Such guidelines can help communicate with builders what is appropriate in the neighborhood and provide guidance for land use decisions such as special exceptions.
- Change residential zoning to reflect appropriate densities in relation to village centers.

3. Economic Development Recommendations

Policies

- Support development of compact village centers in Grandin Court and encourage appropriate development in them. Most businesses will be neighborhood serving, but village centers will ideally contain some larger-market businesses. These commercial areas should not expand beyond their current boundaries.
- ❖ Infrastructure improvements will be targeted to support village center development.
- ❖ To encourage a pedestrian environment and desirable streetscape, new buildings in village centers should be placed close to or immediately adjacent to the right-of-way. Storefronts should be limited in width (25- 40-ft.).
- ❖ Parking is recognized as a necessity, but should not be allowed to dominate any development. Parking should be located primarily on-street. Zoning regulations should consider the availability of on-street parking when determining appropriate levels of on-site parking. Where additional parking is warranted, it should be located to the rear or side of buildings.
- ❖ The village center on Brambleton Avenue should make a distinct change in character when entering from Roanoke County. The development pattern and infrastructure should more resemble a main street than a continuation of the strip commercial pattern found in the county.

Actions

- → Provide for general beautification, traffic calming, and better signage along Brambleton Avenue to promote more business activity.
- ♣ Limit surface parking. Develop mechanisms to limit surface parking lots and encourage use of shared parking lots and on-street parking. Look for opportunities to create on street parking when planning infrastructure improvements.

4. Infrastructure Recommendations

Policies

- ❖ Streets and gateways should be attractively designed. Specific attention should be placed on Brambleton Avenue because it is a major gateway to Roanoke. Functionally, streets will accommodate autos, pedestrians, and bicycles. Trees should be used to create a canopy over streets, so large species of trees should be used whenever possible.
- Special attention will be given to the quality of public street spaces in village centers. Decorative sidewalks, lamp posts, street furniture, trees, and other public improvements will distinguish village centers.
- ❖ Manage traffic to promote livability, commerce, convenience, and safety.

Actions

- **↓** Develop site-specific plans for the Brambleton Avenue village center.
- ♣ Improve the streetscape of Brambleton Avenue and Grandin Road. Traffic-calming strategies should be incorporated into improvements. The priority should be on providing an improved pedestrian environment.
- Infill curb, gutters, and sidewalks on neighborhood collector streets as needed.
- Develop safe bike/pedestrian connections through the neighborhood to link schools, libraries, village centers, downtown, and greenways.
- Install special infrastructure in village centers such as decorative lights, street furniture, textured sidewalks, and covered transit stops.
- Continue regular bus transportation available within a five-minute walk of residential
- ♣ Develop a pedestrian/bike path along Brambleton Avenue from Woodlawn Avenue east to Fishburn Park.
- Maintain Brambleton Avenue as a two-lane street. Consider intersection improvements to improve safety and convenience without increasing capacity.
- ♣ Consider reducing speed limit along the residential area of Brambleton Avenue.

5. Public Services Recommendations

Policies

Citizens and police will work cooperatively to promote a safe and crime-free neighborhood.

Actions

Reactivate the Grandin Court Civic League and continue to improve liaison activities with the Roanoke Police Department.

6. Quality of Life Recommendations

Policies

- Residents should be involved in neighborhood improvement and advocacy.
- Maintain and enhance the recreation, parks, and open space.
- ❖ Maintain and increase tree canopy.
- Promote the proposed greenways in the neighborhood.

Actions

- ♣ Reactivate the Grandin Court Civic League.
- → Determine appropriate role and function of the Grandin Court Recreational Center; study parking arrangements for the facility.
- ♣ Continue greenway development.
- ♣ Preserve wooded areas.
- Plant street trees.

Implementation

Funding

Funding for major infrastructure projects is generally provided through the city's Capitol Improvement Program. Funding can come from a variety of sources, including Community Development Block Grants, transportation funding, state and federal funds, and general revenue. The Capitol Improvement Program is developed by identifying needed projects and matching them with potential funding sources. Each project is reviewed and ranked in terms of priority.

The chart on the following page identifies major projects, their time frame, the lead agency or department, and potential sources of funding. The cost of most projects such as streetscape improvements cannot be determined until more detailed planning is completed.

Project	Estimated Cost	Participants	Considerations
Residential Development: Zoning Ordinance (Citywide)	\$100,000	Planning, Building & Development	Update of the zoning ordinance is presently underway & funding has been allocated.
Economic Development: Market a village center on Brambleton Avenue and Brandon Road	Unknown	Economic Development	Gather & provide information for prospective developers
Infrastructure: Brambleton Avenue beautification and traffic calming	Unknown	Public Works/Parks and Recreation	Commercial area of Brambleton Avenue
Gateway Improvements Develop bike path along Brambleton	Unknown Unknown	Public Works Public Works/Parks and Recreation	From Woodlawn Avenue east to Fishburn Park.
Avenue Quality of Life:			
Mud Lick Creek Greenway	Unknown	Parks & Recreation Public Works	All potential greenway routes need to be evaluated further
Study Grandin Court Rec. Center	Unknown	Neighborhood Partnership/Parks and Recreation	

ACTION	TIME FRAME	POTETNIAL FUNDING	PARTICIPANTS
Zoning Changes	1 year	Operating budget	Planning, Building & Development
Market village centers	Ongoing	Operating budget	Economic Development
Brambleton Avenue traffic calming, beautification and gateway signage	2 years	Capitol Improvement Program, neighborhood grants	Public Works/ Parks and Recreation
Tree planting and landscaping	Ongoing	Capitol Improvement	Neighborhood Partnership/Neighborhood Group/Urban Forestry
Develop Mud Lick Greenway route	3 years	Operating Budget	Parks & Recreation/Public Works
Reactivate Grandin Court Civic League & Neighborhood Watch	1 year	n/a	Police/Neighborhood organizations

Acknowledgments

City Council

Mayor C. Nelson Harris
Vice-Mayor Beverly T. Fitzpatrick, Jr.
M. Rupert Cutler
Alfred T. Dowe, Jr.
Sherman P. Lea
Brenda L. McDaniel
Brian J. Wishneff

City Manager

Darlene L. Burcham

Planning Commission

Chairman Robert B. Manetta
Vice Chairman Fredrick M. Williams
Gilbert E. Butler, Jr.
D. Kent Chrisman
Paula L. Prince
Richard A. Rife
Henry Scholz

Planning Building & Development

R. Brian Townsend, Director

Project Manager

Anne Stuart Beckett

Thank you to all residents, property owners, and other city staff who participated in the neighborhood workshops and in the development and review of this plan.



IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

AN ORDINANCE approving the Grandin Court Neighborhood Plan, and amending Vision 2001 - 2020, the City's Comprehensive Plan, to include the Grandin Court Neighborhood Plan; and dispensing with the second reading of this ordinance by title.

WHEREAS, the Grandin Court Neighborhood Plan (the "Plan") was presented to the Planning Commission;

WHEREAS, the Planning Commission held a public hearing on December 16, 2004, and recommended adoption of the Plan and amending <u>Vision 2001 - 2020</u>, the City's Comprehensive Plan (the "Comprehensive Plan"), to include such Plan; and

WHEREAS, in accordance with the provisions of §15.2-2204, Code of Virginia (1950), as amended, a public hearing was held before this Council on Tuesday, January 18, 2005, on the proposed Plan, at which hearing all citizens so desiring were given an opportunity to be heard and to present their views on such amendment.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke as follows:

- 1. That this Council hereby approves the Grandin Court Neighborhood Plan and amends <u>Vision 2001- 2020</u>, the City's Comprehensive Plan, to include the Grandin Court Neighborhood Plan as an element thereof.
- 2. That the City Clerk is directed to forthwith transmit attested copies of this ordinance to the City Planning Commission.

of this ordinance by title is hereby dispensed with.				
	ATTEST:			
	City Clerk.			

Pursuant to the provisions of Section 12 of the City Charter, the second reading

3.



Noel C. Taylor Municipal Building 215 Church Avenue, S.W., Room 364 Roanoke, Virginia 24011-1591 Telephone: (540) 853-2333 Fax: (540) 853-1138 CityWeb: www.roanokegov.com

January 18, 2005

Honorable C. Nelson Harris, Mayor Honorable Beverly T. Fitzpatrick, Jr., Vice Mayor Honorable M. Rupert Cutler, Council Member Honorable Alfred T. Dowe, Jr., Council Member Honorable Sherman P. Lea, Council Member Honorable Brenda L. McDaniel, Council Member Honorable Brian J. Wishneff, Council Member

Dear Mayor Harris and Members of City Council:

Subject: Proposed Pedestrian Bridge at 204 Jefferson Street, Tax No. 4010801

The property owner, Colonial Partners, LLC, has requested a revocable permit for air rights to allow the construction of a pedestrian bridge and associated lighting and security cameras to connect the building to the City's Market Square Parking Garage.

The revocable permit for air rights will include the right to construct, maintain, repair, replace and remove the structure to be constructed. The proposed permit will be for an initial term of five (5) years, subject to renewal in five-year terms upon mutual agreement of both parties. The permit payment is recommended to be a lump sum fee of \$2,800 for the initial term of the agreement. This value was established by calculating the fee simple value of the 79 s.f. footprint of the permit area and reducing that by seventy-five percent.

The proposed pedestrian bridge will connect the two buildings between the fourth floors and will be one level, located approximately thirty-five feet above ground level and extending upward therefrom for a distance of approximately sixteen feet (see Attachments #1 and #2 for drawing and legal description of area).

Staff recommends authorization of a revocable permit for air rights for this structure including a provision for a performance bond for removal of the structure should the use terminate, the structure be allowed to deteriorate

The Honorable Mayor and Members of Council January 18, 2005 Page 2

unreasonably, or be damaged to the point that its owners do not wish to repair it. The performance bond shall be in the amount of \$15,000, which amount shall be reviewed periodically and adjusted as needed to ensure the amount is sufficient to remove the structure. The owner shall be responsible for utilities, biennial inspections, maintenance, and installation and maintenance of security cameras and all lighting which may be required under the structure or on the structure in order to provide adequate lighting for the area within and under the structure.

Indemnification and general liability insurance, bodily injury, and property damage liability insurance coverage, with the City named as additional insured shall be provided by the owner, as specified in Attachment #3.

Recommended Action:

Authorize the City Manager to execute a revocable permit, the form of which shall be approved by the City Attorney, for the air rights described above to allow the construction of a pedestrian bridge located approximately thirty-five feet above ground level and extending upward therefrom for a distance of approximately sixteen feet for the initial consideration of \$2,800.

Respectfully submitted,

Darlene L. Burcham

City Manager

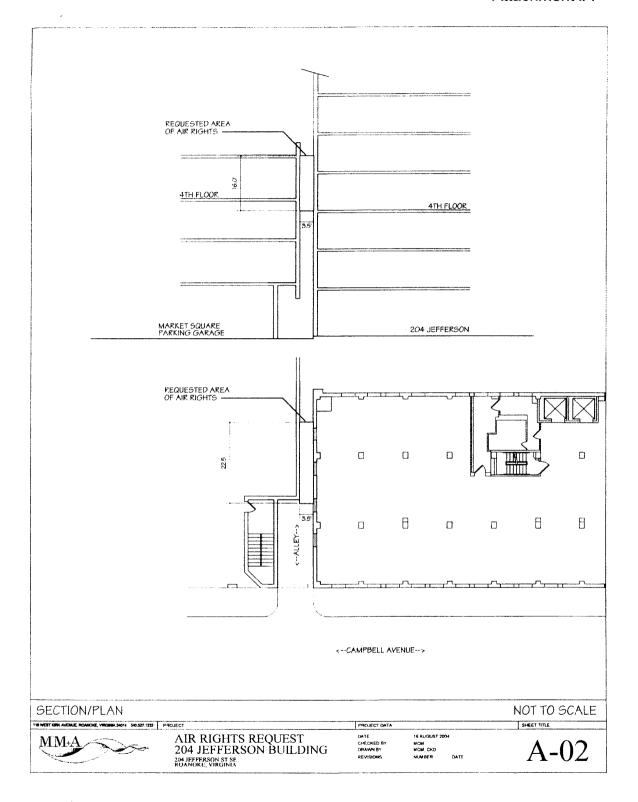
DLB/SEF

Attachments

c: Mary F. Parker, City Clerk
William M. Hackworth, City Attorney
Jesse A. Hall, Director of Finance
Sarah E. Fitton, Engineering Coordinator

#CM04-00212

Attachment #1



Comm: 2004-228

Description of Air Rights area, situated within property of City of Roanoke, being Roanoke City Tax #4010805.

The description is as follows:

BEGINNING at a corner, said corner located on the southerly right-of-way of Campbell Avenue, SE, said point also being the northwest corner of property of Colonial Partners LLC, being Roanoke City Tax #4010801; thence leaving Campbell Avenue, SE and with the easterly property line of Colonial Partners LLC for the following 3 courses to the actual place of BEGINNING; thence S 1° 31' 56W, 2.48 feet to a point; thence N 88° 28' 04" W, 0.13 feet to a point; thence S 01° 19' 59" W, 21.47 feet to the actual place of BEGINNING, being Corner #1; thence leaving Colonial Partners LLC and with 3 easement lines for air rights through the property of the City of Roanoke, being Tax #4010805 as follows; thence S 88° 40' 01" E, 3.55 feet to Corner #2; thence S 01° 19' 59" W, passing the approximate facade of Market Square Parking Garage at approximately 1.00 feet; thence following said facade, in all 22.50 feet to Corner #3; thence leaving said facade, N 88° 40' 01" W, 3.55 feet to Corner #4, said point located on the easterly property line of Tax #4010801, property of Colonial Partners LLC; thence continuing with Colonial Partners LLC, N 01° 19' 59" E, 22.50 feet to the place of BEGINNING and containing 79.9 square feet, said air rights easement beginning at 4th floor, Tax Parcel 4010801 (Colonial Arms Building and crossing to 4th floor Market Square Parking Garage, Tax Parcel 4010805 and extending upward therefrom a distance of 16.00 feet from lowest floor elevation being Colonial Arms Building.)

INSURANCE REQUIREMENTS AIR RIGHTS LEASES COMMERCIAL

Owner shall obtain liability insurance coverage with respect to claims arising out of the subject matter of this agreement. The amount of such insurance shall not be less than:

- A. General Aggregate \$1,000,000
- B. Products Completed/Operations Aggregate \$1,000,000
- C. Personal and Advertising Injury \$1,000,000
- D. Each Occurrence \$1,000,000
- E. Above amounts may be met by an umbrella following form of the basic coverage.

Owner shall name the City, its officers, agents, employees, and volunteers as additional insured as its interests may appear on the above policy. Such coverage shall not be canceled or materially altered except after thirty (30) days prior written notice of such cancellation or material alteration to the Director of Public Works of the City of Roanoke.

Owner shall indemnify and save harmless the City of Roanoke, its officials, officers and employees, from all claims for injuries or damages to persons or property that may arise by reason of this lease agreement.

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IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

AN ORDINANCE granting a revocable permit for air rights across a portion of City owned property to allow the construction of a pedestrian bridge to connect the building identified by Official Tax Map No. 4010801, commonly known as 204 Jefferson Street, to the City's Market Square Parking Garage, and to permit the installation of lighting and security cameras in the City's Market Square Parking Garage, upon certain terms and conditions; and dispensing with the second reading by title of this ordinance.

WHEREAS, a public hearing was held on January 18, 2005, pursuant to §§15.2-1800(B) and 1813, Code of Virginia (1950), as amended, at which hearing all parties in interest and citizens were afforded an opportunity to be heard on this proposed conveyance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke as follows:

- 1. The City Manager is hereby authorized to execute a revocable permit, approved as to form by the City Attorney, granting Colonial Partners, L.L.C., the use of air rights across City owned property to allow the construction of a pedestrian bridge to connect the property located at 204 Jefferson Street, identified as Official Tax Map No. 4010801 to the City's Market Square Parking Garage, identified as Official Tax Map No. 4010805, and to further allow the installation of lighting and security cameras in the City's Marking Square Parking Garage, as set forth in the City Manager's letter to Council dated January 18, 2005.
- 2. Such revocable permit shall be for an initial period of five years and renewable upon the mutual agreement of both parties for additional terms of five years each.

3.	Pursuant to the provisions of Section 12 of the City Charter, the second reading of		
this ordinance by title is hereby dispensed with.			
	ATTEST:		
	City Clerk.		